

When recorded return to:

Peter Alex, Trustee  
4218 Bryce Drive  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A89065



200608300022  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Robert Necco and Jacqueline Necco, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Peter Alex and Catherine C. Alex, Co-Trustees of the Alex Family Trust dated September 16, 1998 the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
A89065

Abbreviated Legal:  
Lot 23, "SKYLINE NO. 4"

Tax Parcel Number(s): 3820-000-023-0005, P59238

Lot 23, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated AUG. 23, 2006

Robert Necco  
Robert Necco

Jacqueline Necco  
Jacqueline Necco

4436  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 30 2006

Amount Paid \$ 7338.60  
Skagit Co. Treasurer  
By Jr Deputy

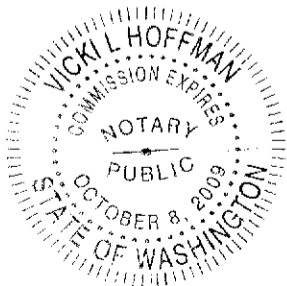
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Necco and Jacqueline Necco, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-23-06

Vicki L Hoffman  
Notary Public in and for the State of Washington

Residing at Anacortes  
My appointment expires: 10-8-09



**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Skyline No. 4  
Volume/Page: Volume 9, Pages 61 and 62

Said matters include but are not limited to the following:

- 1. The right reserved in the dedication of the plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon.
- 2. Easement for public utilities and access affecting Lots 9, 10, 17 – 22, 35 – 37, 40 – 49, 51 – 52, 54, 58 – 60, 62 – 75, 89 and 90.

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Declaration Dated: November 6, 1968  
Recorded: November 22, 1968  
Auditor's No.: 720642  
Executed By: Skyline Associates, a limited partnership

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: June 16, 2005  
Recorded: June 24, 2005  
Auditor's No.: 200506240110

**C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service  
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns  
Recorded: December 9, 1968  
Auditor's No.: 721184  
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines



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D. Provision contained in deeds through which title is claimed by other lot-owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For:	Free and unobstructed passage of aircraft in and through airspace over and above subject property
In Favor Of:	Port of Anacortes
Recorded:	January 20, 1972
Auditor's No.:	763227

