



200706010144  
Skagit County Auditor

6/1/2007 Page 1 of 2 3:56PM

When Recorded Return To:

JAMES D. ROSS  
LINDA J. ROSS  
4926 HEATHER DRIVE  
ANACORTES, WA 98221

Escrow No. 20070604C  
CHICAGO TITLE COMPANY  
IC42545 J

LPB-10

**STATUTORY WARRANTY DEED**

Reference Numbers of related documents: on page of document  
Grantor(s): **THE HOFF TRUST** Additional Names on page of document  
Grantee(s): **JAMES D. ROSS and LINDA J. ROSS** Additional Names on page of document  
Legal Description (abbreviated): **LOT 159, SKYLINE NO. 8** Full legal on page of document  
Assessor's Property Tax Parcel Account Number(s): **3824-000-159-0007 P59820**

**THE GRANTOR MARJI L. HOFF, TRUSTEE OF THE HOFF TRUST, DATED  
FEBRUARY 2, 1988**

for and in consideration of the sum of Ten Dollars and other good and valuable consideration, as part of an IRC 1031 Tax Deferred Exchange.

in hand paid, conveys and warrants to **JAMES D. ROSS and LINDA J. ROSS, HUSBAND AND WIFE**

the following described real estate, situated in the County of **SKAGIT**, State of Washington:

LOT 159, SKYLINE NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SKAGIT COUNTY, WASHINGTON, SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX  
EXCEPT ANACO BEACH ROAD.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

JUN 01 2007  
2610

Assessor's Property Tax Parcel Account Number(s): **3824-000-159-0007 P59820**

Amount Paid \$ 9083.00  
By *Wm* Skagit Co. Treasurer Deputy

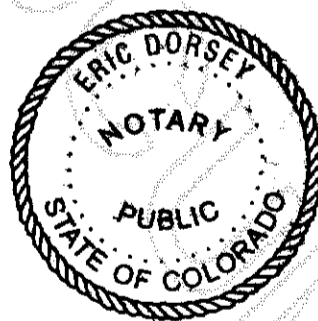
**Subject to:**

ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AS ATTACHED IN EXHIBIT "A"

Dated this **Eighteenth** day of **May**, 2007

**MARJI L. HOFF, TRUSTEE OF THE HOFF TRUST, DATED FEBRUARY 2, 1988**

By: *Marji L. Hoff, trustee*  
**MARJI L. HOFF, TRUSTEE**



**State of COLORADO**

County of Jefferson } ss.

I certify that I know or have satisfactory evidence that **MARJI L. HOFF** is/are the person(s) who appeared before me, and said person(s) acknowledged that **SHE** signed this instrument, on oath stated that **SHE IS** authorized to execute the instrument and acknowledged it as the **TRUSTEE** of **THE HOFF TRUST**

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: May 21st, 2007

*Eric Dorsey*

Notary Public in and for the State of CO,  
residing at  
My appointment expires:

**My Commission Expires  
11/01/2008**

## Exhibit "A"

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company and General Telephone Company and their respective successors and assigns under and upon the front and rear and side 2.5 feet of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, Together With the right to enter upon the lots at all times for the purposes stated.

Right of Skyline Associates, a limited partnership, to make all necessary slopes for cuts and fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as reserved in the plat.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: April 11, 1969

Auditor's No(s): 725295, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership

Provisions contained in Deed from Skyline Associates, dated November 20, 1970, recorded November 1, 1976 as Auditor's File No. 845257, as follows:

Purchaser agrees and covenants that the above-described real estate shall be subject to charges and assessments, if conformity with the rules and regulations, Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington Non-Profit Corporation and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: June 14, 2005

Auditor's No(s): 200506140087, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: March 30, 2004

Auditor's No(s): 200403300140, records of Skagit County, Washington

Terms and conditions of trust under which title is vested.

Liability to future assessments, if any, levied by Skyline Beach Club.

Liability to future assessments, if any, levied by the City of Anacortes.



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