



200712050057  
Skagit County Auditor

12/5/2007 Page 1 of 3 1:41PM

When recorded return to:

Alan F. Weeks, Annie Ma  
3688 Birch Way  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number A93371

### Statutory Warranty Deed

THE GRANTOR Jesus A. Aguilar, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Alan F. Weeks, a married man as his separate estate, and Annie Ma, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 62, "SKYLINE NO. 7"

GUARDIAN NORTHWEST TITLE CO.  
A93371E-1

Tax Parcel Number(s): P59643, 3823-000-062-0004

Lot 62, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, Pages 70 and 71, records of Skagit County, Washington.

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

Dated 12/3/2007

Jesus A. Aguilar  
Jesus A. Aguilar

5530  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 05 2007

Amount Paid \$  
Skagit Co. Treasurer  
By MF Deputy

3084.40

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jesus A. Aguilar, 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: 12-3-07

Wicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2009



# EXHIBIT A

## EXCEPTIONS:

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

For: Transmission line  
In Favor Of: Puget Sound Power & Light Company, a corporation  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Exact location undisclosed on the record

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 19, 2004  
Recorded: July 19, 2004  
Auditor's No.: 200407190181  
Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 7.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 21, 2004  
Recorded: July 23, 2004  
Auditor's No.: 200407230174

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005  
Recorded: June 6, 2005  
Auditor's No.: 200506060071

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

Plat/Subdivision Name: Skyline No. 7  
Recorded: February 6, 1955  
Auditor's No: 722987

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power and Light Company and General Telephone Company of the Northwest and their respective successors and assigns under and upon the exterior five feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines 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, also hereby granted is the right to use the streets for the same purpose.



200712050057  
Skagit County Auditor

2. 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 thereon.

3. Covenant and agreement as set forth in other deeds from Skyline Associates in said subdivision 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."

4. Drainage easement over the West 10 feet of Lots 1-5, as delineated on the face of the plat.

5. Public utility easement affecting Lots 21, 22, 30, 31, 35, 36, 54, 55, 67 and 68.

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



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Skagit County Auditor