

When recorded return to:
Mr. James Wolfe
10441 206th Avenue NE
Redmond, WA 98053



201005260040
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 135841-OAE

LAND TITLE OF SKAGIT COUNTY

Grantor: John T. Killingsworth and Nancy L. Killingsworth
Grantee: James R. Wolfe
Tax Parcel Number(s): P59339/3821-000-025-0002
Abbreviated Legal: Lot 25, Skyline No. 5

Statutory Warranty Deed

THE JOHN T. KILLINGSWORTH AND NANCY L. KILLINGSWORTH, WHO ALSO APPEAR OF RECORD AS JOHN KILLINGSWORTH AND NANCY KILLINGSWORTH, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES R. WOLFE, AN UNMARRIED MAN the following described real estate, situated in the County of Skagit, State of Washington

Lot 25, "SKYLINE NO. 5," as per plat recorded in Volume 9 of Plats, pages 56 through 58, inclusive, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to real estate taxes and assessments levied but not yet due and payable, and to those items shown on Schedule B-1 of Land Title Company's preliminary commitment number 135841-OAE, see attached

Dated May 12, 2010

John T. Killingsworth
John T. Killingsworth

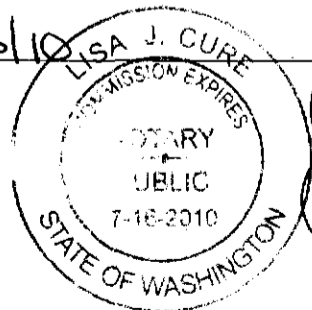
Nancy L. Killingsworth
Nancy L. Killingsworth

STATE OF Washington }
COUNTY OF Skagit } SS:

1505
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
MAY 26 2010
Amount Paid \$ 14209.40
by [Signature] Skagit County Treasurer
Deputy

I certify that I know or have satisfactory evidence that John T. Killingsworth and Nancy L. Killingsworth the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/25/10



[Signature]
Lisa J. Cure
Notary Public in and for the State of WA
Residing at Bow
My appointment expires: 7/16/2010

Schedule "B-1" 135841-OAE

EXCEPTIONS:

A. 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.

B. Easement provisions set forth on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & 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 purposes."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: September 6, 1968
Recorded: September 16, 1968
Auditor's No.: 718213
Executed By: Skyline Associates, a limited partnership,
Harry Davidson, General Partner

AMENDED BY INSTRUMENT:

Recorded: May 12, 2005
Auditor's No.: 200505120052

D. Provision contained in deed through which title is claimed from Skyline Associates, 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 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."

E. BYLAWS OF SKYLINE BEACH CLUB, AND THE TERMS AND CONDITIONS THEREOF:

Adopted on: July 25, 2009
Recorded: July 28, 2009
Auditor's No.: 200907280031



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