

When recorded return to:

Mr. and Mrs. Gary R. Edwards
PO Box 3025
Anacortes, WA 98221



201007300126
Skagit County Auditor

7/30/2010 Page 1 of 2 3:46PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00104-10

Grantor: William W. Vaux and Julianne Vaux
Grantee: Gary R. Edwards and Anna R. Edwards

Tax Parcel Number(s): 3819-000-094-0002 (P59199)

Abbreviated Legal:

Lot 94, Skyline #3

LAND TITLE OF SKAGIT COUNTY

136850-SA

Statutory Warranty Deed

THE GRANTORS William W. Vaux and Julianne Vaux, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary R. Edwards and Anna R. Edwards, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 94, Skyline #3

Lot 94, "SKYLINE NO. 3," as per plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.
Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO ATTACHED SCHEDULE B-1

Dated July 28, 2010

William W. Vaux
William W. Vaux

Julianne Vaux
Julianne Vaux

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2308

JUL 30 2010

Amount Paid \$ 5567.50
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence that William W. Vaux and Julianne Vaux

are the person who appeared before me, and said person are 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: July 29, 2010
Sharon Garrard

Notary Public
State of Washington
SHARON GARRARD
LICENSE NO. 76782
MY COMMISSION EXPIRES
FEBRUARY 10, 2014

Sharon Garrard
Notary Public in and for the State of Washington
Residing at: Oak Harbor
My appointment expires: 2/10/2014

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 thereon.
- B. Easement provision set forth on the face of the plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and to General Telephone Company of the Northwest and their respective successors and assigns under and upon the exterior 5 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 this 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 SAID PLAT, A COPY OF WHICH IS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Declaration Dated: August 7, 1968
 Recorded: August 12, 1968
 Auditor's No.: 716889
 Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

AMENDMENT TO COVENANTS:

Recorded: March 29, 2005
 Auditor's No.: 200503290150

- 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 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. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Drainage purposes
 Affects: West 5 feet of subject property

- F. 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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 Skagit County Auditor