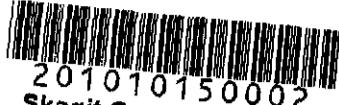


When recorded return to:

David Snyder and Martine Felts
1510 Skyline Way #A304
Anacortes, WA 98221

Recorded at the request of:
Land Title Company
File Number: 100466



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LAND TITLE OF SKAGIT COUNTY

136802-SA

Statutory Warranty Deed

THE GRANTOR Mary W. O'Neal, as Trustee of The Mary O'Neal Trust dated November 8, 2007 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Snyder and Martine Felts, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit A-304, Skyline Court

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P100710, 4581-000-304-0003

Dated 9-29-10

Mary O'Neal Trust dated November 8, 2007

Mary O'Neal
By: Mary W O'Neal, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

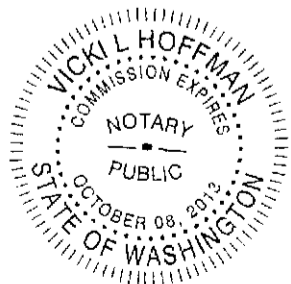
3144
OCT 15 2010

Amount Paid \$ 3342.50
By *YMM* Skagit Co. Treasurer
Deputy

STATE OF Washington)
County of SKAGIT) SS:

I certify that I know or have satisfactory evidence that MARY W. O'NEAL signed this instrument, on oath stated that SHE IS authorized to execute the instrument and acknowledged it as the TRUSTEE of MARY O'NEAL TRUST DATED 11-8-07 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-7-10



Vicki L Hoffman
Printed Name: VICKI L. HOFFMAN
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-13

Exhibit "A"

DESCRIPTION:

Unit A-304, SKYLINE COURT (a condominium), according to the Survey Maps and Set of Plans delineating said unit, recorded April 16, 1992, in Volume 15 of Plats, pages 33 through 37, inclusive, under Auditor's File No. 9204160064.

TOGETHER WITH an undivided 7.41% interest in the common areas and facilities appertaining to said unit, and including therein limited common areas and facilities so appertaining, according to the Declaration of Condominium recorded April 16, 1992 under Auditor's File No. 9204160065 and as amended by instruments recorded June 24, 1992 and December 10, 1992 under Auditor's File Nos. 9206240092 and 9212100086, respectively.

Situate in the County of Skagit, State of Washington



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EXCEPTIONS: Exhibit "B"

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

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

B. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: January 26, 1962
Auditor's No.: 617291
In Favor Of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line(s), together with necessary appurtenances
Affects: We are unable to determine the exact location of said easement

C. UNRECORDED EASEMENT FOR UNDERGROUND POWER LINE, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, GRANTED TO UNITED STATE COAST GUARD BY SKYLINE ON BURROWS BAY, INC., CONSTRUCTIVE NOTICE OF WHICH IS GIVEN BY RECITALS CONTAINED IN INSTRUMENTS:

Recorded: July 3, 1961 and March 29, 1962
Auditor's Nos.: 609474 and 619670
Affects: Exact location undeterminable

D. PERMANENT EASEMENT FOR UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH NECESSARY APPURTENANCES, GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION, BY INSTRUMENT:

Dated: February 8, 1975
Recorded: February 21, 1975
Auditor's No.: 813748
Affects: Common areas

E. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: January 20, 1986
Auditor's No.: 8601200031
In Favor Of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line(s), together with necessary appurtenances
Affects: Common areas



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EXCEPTIONS CONTINUED:

F. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: September 24, 1991
Auditor's No.: 9109240007
In Favor Of: Puget Sound Power & Light Company
For: Underground electric transmission and/or distribution system,
together with necessary appurtenances
Affects: Common areas

G. COVENANTS CONTAINED IN INSTRUMENTS:

Recorded: August 27, 1976 and November 21, 1976
Auditor's Nos.: 841684 and 848622, respectively
As Follows:

a.) This property shall not be used for any marine operation that infringes on the Non-Compete Agreement in the Contract between Skyline Associates and Skyline Marina Inc.

b.) It is hereby understood and agreed that this property is to be solely used as follows: High density residential.

H. TERMS, COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS AND LIABILITY FOR ASSESSMENTS CONTAINED IN DECLARATION OF CONDOMINIUM FOR SAID CONDOMINIUM:

Recorded: April 16, 1992
Auditor's No.: 9204160065

AND IN AMENDMENTS THERETO:

Recorded: June 24, 1992 and December 10, 1992
Auditor's Nos.: 9206240092 and 9212100086

I. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:

Recorded: August 27, 1976 and November 21, 1976
Auditor's Nos.: 841684 and 848622
Imposed By: Skyline Beach Club, Inc., a Washington non-profit corporation

J. RIGHT OF ENTRY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: TCI Cablevision of Washington
And: Skyline Court Condominiums
Recorded: July 31, 1995
Auditor's No.: 9507310084



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EXCEPTIONS CONTINUED:

K. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: TCI Cablevision of Washington, Inc.
And: Skyline Court
Dated: June 7, 1999
Recorded: December 10, 1999
Auditor's No.: 199912100105
Regarding: Service Agreement

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

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

M. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Purpose: To construct, use, maintain, operate, alter, add to, repair, replace,
reconstruct, inspect and remove at any time and from time to
time a broadband communications system
Area Affected: Portion of said premises
Dated: December 29, 2008
Recorded: October 8, 2009
Auditor's No.: 200910080083



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