

**When recorded return to:**

Lonnie A. Perkins  
Viking 3 LLC  
2204 Dover Dr.  
Anacortes, WA 98221



201105240058  
Skagit County Auditor

5/24/2011 Page 1 of 4 1:38PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY

770 NE Midway Blvd., PO Box 1050  
Oak Harbor, WA 98277  
Escrow No.: 245334186

**CHICAGO TITLE**  
620011798

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Oren Lee Cotton and Carol Ruth Cotton, Trustees of the Oren & Carol Cotton Family Trust dated March 30, 2011

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Viking 3 LLC, a Washington limited liability company

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

Lot 22, SKYLINE NO. 11, according to the plat thereof recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.  
TOGETHER WITH tidelands adjacent thereto as conveyed by deed recorded under Skagit County Auditor's File No. 8508140029.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 3827-000-022-0009, P60035

SUBJECT TO: SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: May 17, 2011

Oren Lee Cotton and Carol Ruth Cotton, Trustees of the Oren & Carol Cotton Family Trust dated March 30, 2011

BY: Oren Lee Cotton  
Oren Lee Cotton  
Trustee

BY: Carol Ruth Cotton  
Carol Ruth Cotton  
Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1557  
MAY 24 2011

Amount Paid \$ 9617.00  
By man Skagit Co. Treasurer Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of Island

I certify that I know or have satisfactory evidence that Oren Lee Cotton and Carol Ruth Cotton are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustees of the Oren & Carol Cotton Family Trust dated March 30, 2011 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/20/11

C. B. Grovdahl  
Name: C. B. Grovdahl  
Notary Public in and for the State of Washington  
Residing at: Dull Harbor  
My appointment expires: 8/1/13



201105240058  
Skagit County Auditor

5/24/2011 Page 2 of 4 1:38PM

EXHIBIT A

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 26, 1962  
Auditor's No(s): 617291, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric Transmission and/or distribution line, together with necessary appurtenances

NOTE: Exact location is not disclosed of record

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on SKYLINE NO. 11:

Recording No: 729601

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: September 19, 1969  
Auditor's No(s): 730909, records of Skagit County, Washington  
Executed By: Skyline Associates, a limited partnership, Harry Davidson

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 28, 2004, July 7, 2004 and June 6, 2005  
Recording No.: 200406280213, 20040700094 AND 200506060070

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 23, 1970  
Auditor's No(s): 744991, records of Skagit County, Washington  
Imposed By: Skyline Beach Club, Inc.

5. As to any portion of said land now, formerly or in the future covered by water. Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 24, 2008  
Recording No.: 200810240054  
Matters shown: Fence

7. Terms, conditions, and restrictions of that instrument entitled City of Anacortes Ordinance No. 2787;

Recording Date: October 9, 2008  
Recording No.: 200810090083

8. Any claim or controversy arising from the failure of deeds recorded under Skagit County auditor's file numbers 200805210029, 201103310070, & 201105130066 to affirmatively convey title to the adjacent tidelands.



201105240058  
Skagit County Auditor

**EXHIBIT B**

If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201105240058  
Skagit County Auditor