

When recorded return to:
The Robert E. Turner Family Trust, dated August 28th 1996
5512 Kingsway
Anacortes, WA 98221



201203090084
Skagit County Auditor

3/9/2012 Page 1 of 3 10:39AM

Recorded at the request of:

File Number: A103179

Statutory Warranty Deed

A103179
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John D. Kochel, Personal Representative of the Estate of Jeanette E. Kochel, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert E. Turner and Eva M. Turner, Co-Trustees of The Robert E. Turner Family Trust, dated August 28th 1996 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 21, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Tax Parcel Number(s): P60034, 3827-000-021-0000

Lot 21, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 3/01/2012

Estate of Jeanette E. Kochel

By: John D. Kochel, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012632

MAR 09 2012

Amount Paid \$ 1518.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John D. Kochel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Jeanette E. Kochel, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-2-12

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013



EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS & PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No.: 617291

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

Plat/Subdivision Name: Skyline No. 11
Volume/Page: Volume 9, Page 78

C. 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 nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit Corporation."

D. Any right which repairman owners and other members of the public may have to use shore lands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.

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

Dated: June 28, 2004
Recorded: June 28, 2004
Auditor's No.: 200406280213
Executed By: Don Cornell and Bob Meier

Said instrument was modified by instrument recorded July 30, 2004, under Auditor's File No. 200407300094.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 11.

These covenants recorded as Auditor's File No. 730909 have been superseded.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005
Recorded: June 6, 2005
Auditor's No.: 200506060070



201203090084
Skagit County Auditor

F. Terms and Provisions contained in Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

Said bylaws are described as "new" and therefore replace the Bylaws recorded as Auditor's File No. 839645.

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name:	Survey
Recorded:	October 24, 2008
Auditor's No.:	200810240054



201203090084
Skagit County Auditor