

When recorded return to:
Thomas J. Rizzo and Susan M. Rizzo
4923 Heather Drive
Anacortes, WA 98221



201206210060
Skagit County Auditor

6/21/2012 Page 1 of 3 2:04PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014711

RFB 6-8-2012
KB 6-8-2012

RFB 6-8-2012
KB 6-9-12

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert F. Blecker and Kenlyn Blecker, as trustees of the RKB Trust, as Declared in Second Amendment and Restatement of RKB Trust dated April 24, 2000

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

in hand paid, conveys, and warrants to Thomas J. Rizzo and Susan M. Rizzo, husband and wife

*who acquired title as RKB 1 Trust, as declared in Second Amendment and **
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 137, SKYLINE NO. 8, according to the plat thereof, recorded in Volume 9 of Plats, page 72 records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59797, 3824-000-137-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 1802
JUN 21 2012

Amount Paid \$ 11,136.00
Skagit Co. Treasurer
Deputy

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014711; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 8, 2012

RKB Trust as Declared in Second Amendment and Restatement of RKB Trust dated April 24, 2000

BY: Robert F. Blecker TTEE
Robert F. Blecker, Trustee

BY: Kenlyn Blecker TTEE
Kenlyn Blecker, Trustee



State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Robert F. Blecker and Kenlyn Blecker are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they was authorized to execute the instrument and acknowledged it as the Trustees of RKB 1 Trust, as declared in Second Amendment and Restatement of RKB 1 Trust dated April 24, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-8-12

Martin E. Lehr
Name: Martin E. LEHR
Notary Public in and for the State of WASHINGTON
Residing at: La Conner
My appointment expires: 2-9-15

**Restatement of RKB 1 Trust dated April 24, 2000

SPECIAL EXCEPTIONS

1. 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. 8:

Recording No: 724829

2. Dues, charges and assessments, imposed by Skyline Beach Club, Inc., a non-profit corporation, disclosed by instrument
Dated: July 4, 1971
Recorded: September 16, 1971
Recording No.: 758153, records of Skagit County, WA
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: April 11, 1969
Auditor's No(s): 725295, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

AMENDED by instrument(s):

Recorded: March 30, 2004 and June 14, 2005

Auditor's No(s): 200403300140 and 200506140087, records of Skagit County, Washington

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Anacortes.
6. Assessments, if any, levied by Skyline Beach Club, Inc..

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year .

7. The policy to issue will include the following exception from coverage:

Insurance provided by one or more of the Covered Risks will not include any loss or damage suffered by the insured resulting from:

RECURRING DUES AND/OR SPECIAL ASSESSMENT AS MAY BE LEVIED BY THE HOMEOWNER'S ASSOCIATION.

8. The policy to issue will include the following exception from coverage:

Insurance provided by one or more of the Covered Risks will not include any loss or damage suffered by the insured resulting from:

RECURRING DUES AND/OR SPECIAL ASSESSMENT AS MAY BE LEVIED BY THE SKYLINE BEACH CLUB, INC.

9. The policy to issue will include the following exception from coverage:

Insurance provided by one or more of the Covered Risks will not include any loss or damage suffered by the insured resulting from:

RECURRING DUES AND/OR SPECIAL ASSESSMENT AS MAY BE LEVIED BY THE CITY OF ANACORTES



SKAGIT COUNTY RIGHT TO FARM ORDINANCE

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 inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (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.

