

When recorded return to:
Shelton 2000 Revocable Trust
2399 Skyline Way #103W
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A107688



201410170020

Skagit County Auditor \$76.00
10/17/2014 Page 1 of 5 10:56AM

Statutory Warranty Deed

A107688-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Charles Cobun and Susan Cobun, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Susan Shelton, Trustee for the Shelton 2000 Revocable Trust dated September 21, 2000 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 103W, Bayside West, a Condominium

Tax Parcel Number(s): P103487, 4547-000-103-0100

Unit 103W, "BAYSIDE WEST, A CONDOMINIUM", according to Amendment Declaration thereof recorded under Auditor's File No. 9712150128, and Amended Survey Map and Plans thereof recorded in Volume 1520 of Official Records, page 390, being a revision of Volume 15 of Plats, pages 95 through 100, inclusive, 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 described in Exhibit "A" attached hereto

Dated 10/10/2014

Charles Cobun

Charles Cobun

Susan Cobun

Susan Cobun

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 3965

OCT 17 2014

Amount Paid \$8,371.⁰⁰
Skagit Co. Treasurer

By *man* Deputy

STATE OF Arizona }
COUNTY OF Yuma } SS:

I certify that I know or have satisfactory evidence that Charles Cobun and Susan Cobun, the persons who appeared before me, and said person(s) 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.

Date: October 14, 2014

Adrian Asutila

Printed Name: Adrian Asutila
Notary Public in and for the State of Arizona
Residing at Yuma
My appointment expires: October 1, 2016

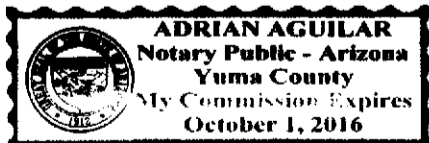


EXHIBIT A

EXCEPTIONS:

A. Any lien or liens that may arise or be created in consequences of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the way in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights-of-way across lands belonging to the State approved March 9, 1983."

(Affects tidelands)

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91959, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects tidelands)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

C. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

D. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company
Recorded:	January 26, 1962
Auditor's No:	617291
Purpose:	Electric transmission and/or distribution line(s), together with necessary appurtenances
Area Affected:	The exact location is not disclosed on the record

E. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THAT CERTAIN "CLARIFICATION DEED OF EASEMENT"

Grantor:	Skyline Marine Owners Association
Grantee:	Skyline Associates
Auditor's No.:	7908080063



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F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skyline No. 19
Recorded: August 19, 1980
Auditor's No.: 8008190069

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

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 8008190071
Executed By: Skyline Associates

(Affects the Plat of Skyline No. 19, recorded in Volume 13 of Plats, page 19.)

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

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 8008190072
Executed By: Skyline Associates

(Affects the Plat of Skyline No. 19, recorded in Volume 13 of Plats, page 19.)

I. EASEMENT AGREEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO:

By: Harold Mousel
Between: Skyline Associates, et al
Recorded: July 31, 1981
Auditor's No.: 8107310041
Providing: For a right-of-way, restrictions and obligations relating to access to the herein described premises

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: August 31, 1984
Auditor's No.: 8408310010
Purpose: Oil and gas pipeline
Affects: The South 1/2 of Tract B, Skyline No. 18



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K. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Bayside Short Plat
Recorded: October 24, 1984
Auditor's No.: 8410240028

L. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Bay West, a Condominium
Recorded: July 2, 1993
Auditor's No.: 9307020030

M. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act (Condominiums), Chapter 156, Laws of 1963 (RCW 64.32) as now amended, or as it may hereafter be amended.

N. EASEMENT AGREEMENT, AND THE TERMS AND PROVISIONS THEREIN:

Recorded: November 15, 1990
Auditor's No.: 9011150091
Parties: Harold Mousel and Violet Mousel, and Bayside East Condominium Association, a Washington Non-Profit Corporation



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O. IF ANY BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: November --, 1990
Recorded: November 13, 1990
Auditor's No: 9011130073
Executed by: Harold W. Mousel and Violet J. Mousel

Amended Declaration for Bayside West and the terms and conditions therein, recorded July 2, 1993, under Auditor's File No. 9307020031.

First Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded August 4, 1995, under Auditor's File No. 9508040087.

Second Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded February 15, 1996, under Auditor's File No. 9602150091.

Third Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded December 15, 1997, under Auditor's File No. 9712150128.

Fourth Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded February 8, 1999, under Auditor's File No. 9902080244.

Fifth Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded July 26, 2007, under Auditor's File No. 200707260162.

Sixth Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded June 19, 2009, under Auditor's File No. 200906190122.



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