



201503180042

When recorded return to:
Lois Marie Hart Revocable Trust
1505 Burrows Court
Anacortes, WA 98221

Skagit County Auditor \$74.00
3/18/2015 Page 1 of 3 3:15PM

Recorded at the request of:
Guardian Northwest Title
File Number: A108989

Statutory Warranty Deed

A108989
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Roger L. Kisner and Nancy W. Kisner, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lois Marie Hart, Trustee of The Lois Marie Hart Revocable Trust, dated April 28, 2014 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 1505, Westside Condominium

Tax Parcel Number(s): P124152, 4880-000-505-0000

Unit 1505, WESTSIDE CONDOMINIUMS, according to the Declaration thereof recorded January 27, 2006, under Auditor's File No. 200601270043; and the Map and Survey Plans recorded January 27, 2006, under Auditor's File No. 200601270044, 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 3/16/2015

Roger L. Kisner

Roger L. Kisner

Nancy W. Kisner

Nancy W. Kisner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015835
MAR 18 2015

Amount Paid \$ 3,120.⁰⁰
Skagit Co. Treasurer
By *nlm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Roger L. Kisner and Nancy W. Kisner, 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: 3-17-15

Vicki L. Hoffman

Vicki L. Hoffman

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

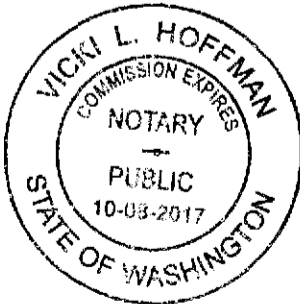


EXHIBIT A

EXCEPTIONS:

- A. Any tax, fee, assessment or charge as may be levied by Skyline Property Owners Association.
- B. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031 and all amendments thereto.
- C. Terms and conditions of Articles of Incorporation and Bylaws of Westside Condominiums Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto.
- D. 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: Plat of Skyline No. 16
Recorded: June 28, 1972
Auditor's No.: 770308

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

Recorded: June 28, 1972
Auditor's No.: 770309

Said instrument was modified by instrument recorded June 16, 2005, under Auditor's File No. 200506160146.

- F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
Purpose: Transmission line
Affects: Exact location not disclosed on the record.

- G. TERMS, CONDITIONS OF ANY UNRECORDED EASEMENT AS DISCLOSED BY RECITALS CONTAINED IN INSTRUMENTS HEREIN SET FORTH AND OTHER INSTRUMENTS OF RECORD:

In Favor Of: United States Coast Guard
Purpose: Underground power line, together with right of ingress and egress
Area Affected: The exact location of said easement is not disclosed on the record
Instruments Recorded: July 3, 1961 and March 29, 1962
Auditor's Nos.: 609474 and 619670, respectively

H. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

I. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: January 27, 2006
Auditor's File No.: 200601270043

J. 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: Survey Plans for Westside Condominium
Recorded: January 27, 2006
Auditor's No.: 20061270044