



Skagit County Auditor \$73.00
9/10/2015 Page 1 of 2 3:45PM

When recorded return to:
Matthew Lundin and Ashley Lundin
16214 66th Ave NW
Stanwood, WA 98292

Filed for record at the request of:



425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024627

CHICAGO TITLE
620024627 STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry R. Moore, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration,
in hand paid, conveys, and warrants to Matthew Lundin and Ashley Lundin, ~~husband and wife~~ ^{sw} A married couple

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

Lot 71, Skyline No. 6, according to the plat thereof, recorded in Volume 9 of plats, pages 64 through 67, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P59467 / 3822-000-071-0004,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024627, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: September 4, 2015

Larry R. Moore
Larry R. Moore

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3663
SEP 10 2015

State of Washington
County of Skagit

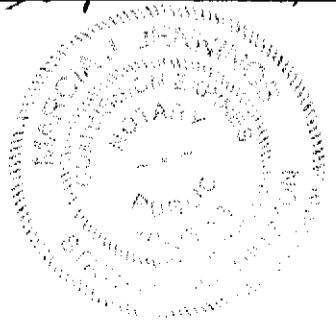
Amount Paid \$2450.72
Skagit Co. Treasurer
By M. M. Deputy

I certify that I know or have satisfactory evidence that Larry R. Moore
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: September 4, 2015

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woodley
My appointment expires: 10/5/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 6.

Recording No.: 721494

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Free and unobstructed passage of aircraft
Recording Date: January 20, 1972
Recording No.: 763225

Said instrument is a correction of Avigation Easement;

Recording Date: October 19, 1969
Recording No.: 732442

3. Covenants, conditions, assessments, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 23, 1968
Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1968
Recording No.: 8812090002

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: February 11, 1969
Recording No.: 723150

5. Assessments, if any, levied by Skyline Beach Club, Inc..
6. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.