



201510190046

Snohomish County Auditor  
10/19/2015 Page

1 of

\$127.00  
5 10:46AM

Document Title: Statutory Warranty Deed

Reference Number:

Grantor(s):

1. Jonathan Hayes

2.

additional grantor names on page \_\_\_

Grantee(s):

1. Thomas G. Garcia

2. Amy G. Garcia

additional grantee names on page \_\_\_

Abbreviated legal description:

Lot 34, Skyline, No. 4

full legal on page(s) \_\_\_

Assessor Parcel / Tax ID Number:

P59249

additional tax parcel number(s) on page \_\_\_

I Sally T. Johnson, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Sally T. Johnson Dated Oct. 19 2015

When recorded return to:  
Thomas G. Garcia and Amy G. Garcia  
4402 Bryce Drive  
Anacortes, WA 98221

4

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109959

### Statutory Warranty Deed

THE GRANTOR Jonathan F. Hays, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas G. Garcia and Amy G. Garcia, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 34, Skyline No. 4

GUARDIAN NORTHWEST TITLE CO.  
A109959-1

Tax Parcel Number(s): P59249, 3820-000-034-0002

Lot 34, "SKYLINE NO. 4", according to the Plat thereof recorded in Volume 9 of Plats, Pages 61 and 62, 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 10/08/2015

Jonathan F. Hays  
Jonathan F. Hays

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20154272  
OCT 19 2015

Amount Paid \$ 7526.44  
Skagit Co. Treasurer  
Deputy

STATE OF California }  
COUNTY OF NAPA } SS:

I certify that I know or have satisfactory evidence that Jonathan F. Hays, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-12-2015

Diana Garza  
Printed Name: DIANA GARZA  
Notary Public in and for the State of California  
Residing at NAPA  
My appointment expires: 03/28/2016

PLEASE SEE  
ATTACHED  
ACKNOWLEDGMENT

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF NAPA )

On 10/12/2015 before me, DIANA GARZA Notary Public,

Date

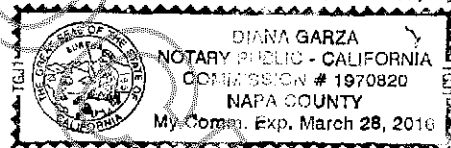
(here insert name and title of the officer)

personally appeared JONATHAN F HAYS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Diana Garza (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED Number of Pages: \_\_\_\_\_

Document Date: 10/12/2015 Other: \_\_\_\_\_

**EXHIBIT A**

**EXCEPTIONS:**

A. 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. 4  
Recorded: November 1, 1968  
Auditor's No.: 719990

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: November 6, 1968  
Recorded: November 22, 1968  
Auditor's No.: 720642  
Executed By: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 16, 2005  
Recorded: June 24, 2005  
Auditor's No.: 200506240110

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service  
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns  
Recorded: December 9, 1968  
Auditor's No.: 721184  
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

D. Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, 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."

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Free and unobstructed passage of aircraft in and through airspace over and above subject property  
In Favor Of: Port of Anacortes  
Recorded: January 20, 1972  
Auditor's No.: 763227

Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031, 201208220010 and 201308290044.

Bylaws may be subject to unrecorded amendments thereto.

UNOFFICIAL DOCUMENT