

When recorded return to:  
Thomas L. Grainger U/T/D Dated April 29, 1983 as Restated on July 1  
91 Ternahan Road  
Underwood, WA 98651



Skagit County Auditor \$76.00  
6/30/2016 Page 1 of 4 4:01PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110797

### Statutory Warranty Deed

110797  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William J. Carter and Mary Lou Carter, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas Lynn Grainger and Judith Marie Grainger, Trustees of the Thomas L. Grainger U/T/D Dated April 29, 1983 as Restated on July 12, 1999 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 27 Skyline No. 7

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P59607, 3823-000-027-0008

Dated 6/23/2016

William J. Carter  
William J. Carter  
Mary Lou Carter  
Mary Lou Carter

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 2757  
JUN 30 2016

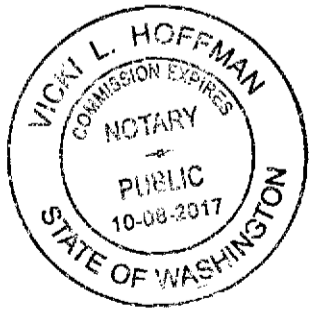
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 13,337.<sup>20</sup>  
Skagit Co. Treasurer  
By MM Deputy

I certify that I know or have satisfactory evidence that William J. Carter and Mary Lou Carter, 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: 6-29-16

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

Lot 27, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northwest corner of Lot 28 of said plat;  
thence Westerly along the South line of Doon Way, as dedicated in said plat, for a distance of 72.58 feet to the Northeast corner of Lot 26;  
thence South  $4^{\circ}11'$  West for 66.4 feet;  
thence South  $26^{\circ}24'06''$  East for 96.7 feet to a point on a curve to the right having a radius of 147 feet, the center of which bears South  $26^{\circ}24'06''$  East;  
thence Northeasterly along said curve for a distance of 40 feet to the most Southerly corner of Lot 28;  
thence North  $10^{\circ}48'40''$  West for 65.5 feet;  
thence North  $7^{\circ}05'45''$  East for 69.47 feet to the point of beginning;

TOGETHER WITH that portion of Section 28, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Southerly corner of Lot 27, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, page 71, records of Skagit County, Washington;  
thence South  $26^{\circ}24'06''$  East 97.00 feet from which point the center of a curve bears South  $26^{\circ}24'06''$  East a distance of 50.00 feet;  
thence Northeasterly 13.60 feet along the arc of said curvature having a central angle of  $15^{\circ}35'26''$ ;  
thence North  $10^{\circ}48'40''$  West, 97.00 feet to the most Easterly corner of said Lot 27;  
thence Southwesterly 40.00 feet along the arc of the aforementioned curvature having a radius of 147.00 feet and a central angle of  $15^{\circ}35'26''$  to the point of beginning;

EXCEPT thereof any portion lying within the boundaries of Skyline Short Plat, if any, (Volume 6 of Short Plats at page 87 through 90, Auditor's File No. 8310120030, records of Skagit County, Washington).

Situate in Skagit County, Washington.

**EXHIBIT B**

**EXCEPTIONS:**

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

For: Transmission line  
In Favor Of: Puget Sound Power & Light Company, a corporation  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Exact location undisclosed on the record

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

Dated: July 19, 2004  
Recorded: July 19, 2004  
Auditor's No.: 200407190181  
Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 7.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 21, 2004  
Recorded: July 23, 2004  
Auditor's No.: 200407230174

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005  
Recorded: June 6, 2005  
Auditor's No.: 200506060071

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skyline No. 7  
Recorded: February 6, 1955  
Auditor's No: 722987

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. 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.

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: August 22, 2012 and August 29, 2013  
Auditor's No.: 201208220010 and 201308290044

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Joseph Lindholm and Linda Lindholm, husband and wife  
And: Charles Stiegele  
Recorded: August 6, 1992  
Auditor's No.: 9208060131  
Regarding: Location of common dock

I. Terms and provisions on that certain Judgment entered in Skagit County Cause Number 09-2-00861-5 on November 17, 2011. Said Judgment clarified dock use and easements relating thereto.

Plaintiff: Larry Cleveland and Rebecca Cleveland  
Defendant: Richard Karney and Cheryl Karney

J. TERMS AND CONDITIONS OF ORDINANCE NO. 2787 STORM WATER UTILITY ASSESSMENTS:

Recorded: October 9, 2008  
Auditor's No.: 200810090083