



201608010166

Skagit County Auditor \$74.00
8/1/2016 Page 1 of 2 1:43PM

When recorded return to:
David R Roberts
2309 Twin Place
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A111746

Statutory Warranty Deed

THE GRANTOR Delberta R. Kyle, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **David R. Roberts, an unmarried man** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. of Lot 106 and all of Lot 107, Skyline #6

GUARDIAN NORTHWEST TITLE CO.

A111746-1

Tax Parcel Number(s): P59515, 3822-000-107-0028

PARCEL "A":

That portion of Lot 106, "SKYLINE NO. 6", according to the plat thereof, recorded in Volume 9 of Plats, pages 64 to 67A, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 106; thence due South along the West line of said Lot 106, a distance of 27.50 feet; thence South 86°46'03" East 82.34 feet to the East line of said Lot 106; thence Northeasterly 23.00 feet along the arc of a curve to the right having a radius of 119.29 feet, and a central angle of 11°02'49" to the Northeast corner of said Lot 106; thence North 83°29'17" West along the North line of said Lot, 89.34 feet to the point of beginning.

PARCEL "B":

Lot 107, "SKYLINE NO. 6", according to the plat recorded in Volume 9 of Plats, page 64, 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 7/20/2016

Delberta R. Kyle
Delberta R. Kyle

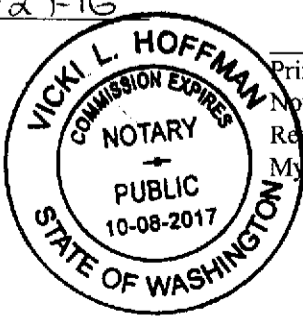
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3294
AUG 01 2016

Amount Paid \$ 3298.00
Skagit Co. Treasurer
By Mark Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Delberta R. Kyle, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-27-16



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

EXCEPTIONS:

A. 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: December 17, 1968
Recorded: December 23, 1968
Auditor's No: 721698
Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

B. 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 the subject property
In Favor Of: Port of Anacortes
Recorded: January 20, 1972
Auditor's No.: 763225 and 763227

Said easement is a correction of an instrument recorded October 29, 1968 under Auditor's File No. 732442 and 732444.

C. 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 non-profit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

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: Skyline No. 6
Recorded: December 17, 1968
Auditor's No.: 721494

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

Said Bylaws were amended by documents recorded as Auditor's File Nos. 201208220010 and 201308290044.

Said Bylaws were also amended by document recorded as Auditor's File No. 201010250050.

F. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc.