



201608150053

Skagit County Auditor \$77.00
8/15/2016 Page 1 of 5 11:24AM

When recorded return to:
William Krieger and Jannette Krieger
15239 Barrett Rd
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3545
AUG 15 2016

Escrow No.: 620028490

Amount Paid \$ 984.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

CHICAGO TITLE
620028490

STATUTORY WARRANTY DEED

THE GRANTOR(S) John W. Gehrke, an unmarried person, as his separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to William Krieger and Jannette Krieger, a married couple

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

Unit 10 of SKYLINE NO. 17, a Condominium, according to the Declaration recorded under Auditor's File No. 741481 and amended under Auditor's No. 8412270054, and any further amendments thereto; and amended Survey Map and Plans thereof recorded in Volume 6 of Surveys, pages 34 and 35, records of Skagit County, Washington..

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P60100 / 3830-000-010-0008

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2016

John W. Gehrke
John W. Gehrke



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John W. Gehrke is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 12, 2016

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 26, 1962
Auditor's No.: 617291, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
NOTE: We are unable to determine the exact location of said easement rights

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: July 23, 1970
Auditor's No.: 741484, records of Skagit County, WA
In favor of: The City of Anacortes
For: Utilities and drains
Affects: Portions of the Common Area

3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 11, 1975
Auditor's No.: 821777, records of Skagit County, WA
In favor of: Division 18 Condominium Dock Owners Association
For: Ingress and egress
Affects: Portion of the Common

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 11, 1975
Auditor's No.: 821779, records of Skagit County, WA
In favor of: Division 17 Condominium Dock Owners Association
For: Ingress and egress
Affects: Portion of the Common Area

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 8, 1979
Auditor's No.: 7908080063, records of Skagit County, WA
In favor of: Skyline Associates
For: Ingress, egress, utilities, and incidental purposes
Affects: Portion of the Common Area

6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: July 7, 1980
Auditor's No.: 8007070010, records of Skagit County, WA
In favor of: The City of Anacortes

EXHIBIT "A"

Exceptions
(continued)

For: Fire Hydrants and related rights
Affects: Portions of the Common Area lying within Tract A

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

Granted to: Skyline Marine Owners association
Purpose: Reciprocal waterway
Recording Date: April 8, 2016
Recording No.: 201604080029

8. Terms, covenants, conditions, easements, and restrictions AND liability for assessments contained in Declaration of Condominium for said condominium;

Recorded: July 23, 1970
Auditor's No.: 741481, records of Skagit County, WA

AND in Amendments thereto

Recorded: December 27, 1984, August 9, 2002, and March 21, 2011
Auditor's No.: 8412270054, 200208090181, and 201103210167
Records of: Skagit County, WA

9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 24, 1970
Auditor's No(s): 871331, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership; Harry Davidson, general partner

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: September 24, 1970
Auditor's No.: 871331, records of Skagit County, Washington
Imposed by: Skyline Beach Club, Inc.

11. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in

EXHIBIT "A"

Exceptions
(continued)

course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

13. Bylaws - Skyline Beach Club including the terms, covenants and provisions thereof

Recording Date: July 28, 2009
Recording No.: 200907280031

Amended
Recording Date: August 29, 2013
Recording No.: 201308290044

14. Dues, charges and assessments, if any, levied by Skyline 17 Condominium Association.
15. Dues, charges and assessments, if any, levied by Skyline Beach Club, Inc.
16. Liability to future assessments, if any, levied by the City of Anacortes.
17. City, county or local improvement district assessments, if any.