

When recorded return to:
Gerald G. Schaff and Linda B. Schaff
5206 Heather Drive
Anacortes, WA 98221



Skagit County Auditor \$76.00
4/24/2017 Page 1 of 4 11:27AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026352

CHICAGO TITLE
620026352

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary H. Woodruff and Janice R. Woodruff, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Gerald G. Schaff and Linda B. Schaff, a married couple

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

Lot 101, SKYLINE NO. 3, according to the Plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P59206, 3819-000-101-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171669
APR 24 2017

Amount Paid \$ 11,397.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 17, 2017

Gary H. Woodruff
Gary H. Woodruff

Janice R. Woodruff
Janice R. Woodruff

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary H. Woodruff and Janice R. Woodruff are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/21/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/1/2019

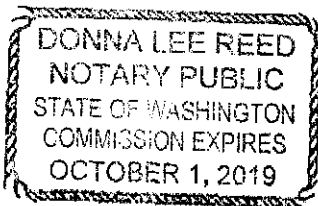


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. 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. 3:

Recording No: Volume 9, pages 54 and 55

3. Covenants, conditions, 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: August 12, 1968

Recording No.: 716889

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005

Recording No.: 200503290150

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 25, 1968

Auditor's No(s).: 718583, records of Skagit County, Washington

Imposed By: Skyline Beach Club, Inc.

5. ByLaws of Skyline Beach Club;

Recording Date: July 28, 2009

Recording No.: 200907280031

Amendment to the ByLaws of Skyline Beach Club, Inc.;

EXHIBIT "A"

Exceptions
(continued)

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

6. Liability to future assessments, if any, levied by Skyline Beach Club, Inc..
7. Liability to future assessments, if any, levied by the City of Anacortes.