



201706230166

Skagit County Auditor \$75.00
6/23/2017 Page 1 of 3 3:39PM

When recorded return to:
Michael S. McGrath and Deroda K McGrath
2204 Doyer Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A113728

Statutory Warranty Deed

A113728

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Carol Ruth Cotton, as Trustee of the Oren and Carol Cotton Family Trust, Dated March 30, 2011 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael S. McGrath and Deroda K. McGrath, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 22, Skyline No. 11

Tax Parcel Number(s): P60035, 3827-000-022-0009

Lot 22, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

TOGETHER WITH tidelands adjacent thereto as conveyed by deed under Skagit County Auditor's File No. 8508140029.

Situated in the City of Anacortes, County of Skagit, State of 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 per Exhibit "A" attached hereto

Dated June 20, 2017

Carol Cotton, Trustee of the Oren and Carol Cotton Family Trust

Carol Ruth Cotton, Tr

By: Carol Ruth Cotton, Trustee

20172796
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

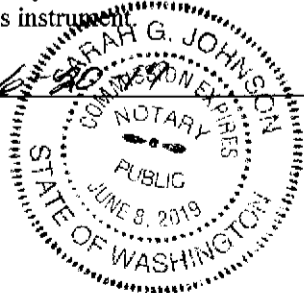
JUN 23 2017

Amount Paid \$ 10,737.00
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carol Ruth Cotton is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of Oren and Carol Cotton Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: _____



Sarah G. Johnson
SAKAGH G JOHNSON

Notary Public in and for the State of Washington

Residing at Carl Hecker

My appointment expires: 6-8-19

Exhibit "A"

A. EASEMENT, INCLUDING TERMS & PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No.: 617291

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

Name: Skyline No. 11
Auditor's No.: 729601

C. PROVISION CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED FROM SKYLINE ASSOCIATES, 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."

D. Any right which repairman owners and other members of the public may have to use shore lands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.

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

Dated: June 28, 2004
Recorded: June 28, 2004
Auditor's No.: 200406280213
Executed By: Don Cornell and Bob Meier

Said instrument was modified by instrument recorded July 30, 2004, under Auditor's File No. 200407300094.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 11.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005
Recorded: June 6, 2005
Auditor's No.: 200506060070

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

G. TERMS AND CONDITIONS OF CITY OF ANACORTES ORDINANCE NO. 2787:

Dated: May 21, 2007
Recorded: October 9, 2008
Auditor's No.: 200810090083

H. 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: Survey for Jan Kochel
Recorded: October 24, 2008
Auditor's No.: 200810240054