

When recorded return to:
Ethan H. Lee and Shannon Lea Lee
2004 Cove Place
Anacortes, WA 98221



Skagit County Auditor \$77.00
9/28/2017 Page 1 of 4 3:31PM

Recorded at the request of:
Guardian Northwest Title
File Number: A1 4312

Statutory Warranty Deed

A114312

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Carl J. Smith and Judi A. Smith, Trustees of the C & J Smith Living Trust, Dated July, 19, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ethan H. Lee and Shannon Lea Lee, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 3, Skyline No. 11

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): P60015, 3827-000-003-0002

Dated Carl J. Smith ^{C.S.} 9-25-2017

C&J Smith Living Trust

Carl J. Smith Trustee
By: Carl J. Smith, Trustee

Judi A. Smith Trustee
By: Judi A. Smith, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2074585

SEP 28 2017

Amount Paid \$ 15,936.00
By BI Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Yakima } SS:

I certify that I know or have satisfactory evidence that Carl J. Smith and Judi A. Smith, Trustees of C&J Smith Living Trust, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 09-25-2017

Anna L. Novobielski
Printed Name:
Notary Public in and for the State of Washington
Residing at Yakima
My appointment expires: 12-20-2019

Order No:

EXHIBIT A

Parcel A:

Lot 3, Skyline No. 11, according to plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Parcel B:

That portion of the West Half of Section 27, Township 35 North, Range 1, EWM, described as follows:

Beginning at the most Westerly corner of Lot 3, Skyline No. 11, according to the plat recorded in Volume 9 of Plats, at page 79, records of Skagit County, Washington;
thence North $66^{\circ}58'31''$ West 95.00 feet from which point the center of a curve bears North $66^{\circ}58'31''$ West a distance of 60.00 feet;
thence Northerly 17.03 feet along the arc of said curvature having a central angle of $16^{\circ}15'53''$;
thence South $83^{\circ}14'24''$ East 95.00 feet to the most Northerly corner of said Lot 3;
thence Southerly 44.00 feet along the arc of aforementioned curvature having a radius of 155.00 feet and a central angle of $16^{\circ}15'53''$ to the point of beginning.

EXCEPTING all that portion thereof, if any, lying within the boundaries of Short Plat No. AN-38-004.

Situate in Skagit County, Washington.

Exhibit "B"

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. 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: Plat of Skyline No. 11

Recorded: August 6, 1969

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 riparian 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 under Auditor's File Numbers 200907280031, 201208220010 and 201308290044.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 9, 2008

Auditor's No.: 200810090083

Regarding: Ordinance No. 2787 (Storm Water Rates)

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.