



201711170051

Skagit County Auditor \$77.00
11/17/2017 Page 1 of 4 10:25AM

When recorded return to:
Gary R. Curtis and Carol M. Tesson
1811 Cay Way
Anacortes, WA 98221

Recorded at the request of:

File Number: A114867

Statutory Warranty Deed

A114867
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sue C. Block, as Surviving Trustee of the Block Family Trust dated October 17, 1994 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Gary R. Curtis and Carol M. Tesson, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 23, Skyline No. 7

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): P59603, 3823-000-023-0062

Dated October 25, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175394
NOV 17 2017

Block Family Revocable Trust
Sue C Block, T.R.
By: Sue C. Block, Surviving Trustee

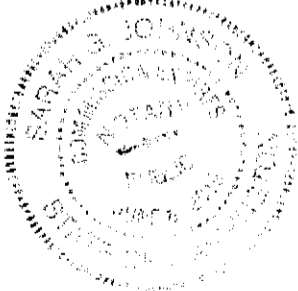
Amount Paid \$12,643.00
Skagit Co. Treasurer
By NAM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sue C. Block is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Surviving Trustee of the Block Family Trust dated October 17, 1994, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-25-17

Sarah Johnson



Notary Public in and for the State of Washington
Residing at Red Bluff
My appointment expires: 6-8-19

EXHIBIT A

PARCEL A:

Tract 23, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, page 70, records of Skagit County, Washington.

PARCEL B:

That portion of Section 28, Township 35 North, Range 1 East of the W.M., described as follows:

Beginning at the most Northeasterly corner of Lot 23, Skyline No. 7; thence South $57^{\circ} 34'58''$ East 97 feet; thence Southerly on a curve parallel with the Easterly line of said Lot 23, a distance of 13.61 feet to a point which lies South $73^{\circ}10'24''$ East from the most Southeasterly corner of said Lot 23; thence North $73^{\circ}10'24''$ West a distance of 97.00 feet to the said Southeasterly corner of said Lot 23, Thence Northerly along the Easterly line of said Lot to the point of beginning.

Exhibit "B"

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line
In Favor Of: Puget Sound Power & Light Company, a corporation
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location undisclosed on the record

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

Dated: July 19, 2004
Recorded: July 19, 2004
Auditor's No.: 200407190181
Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 7.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 21, 2004
Recorded: July 23, 2004
Auditor's No.: 200407230174

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005
Recorded: June 6, 2005
Auditor's No.: 200506060071

C. 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. 7
Recorded: February 6, 1969
Auditor's No.: 722987

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: October 18, 2010, October 25, 2010, August 22, 2012 and August 29, 2013
Auditor's No.: 201010180061, 201010250050, 201208220010 and 201308290044

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

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: James H. Block and Sue C. Block
And: Don and Patricia Silvers
Dated: January 26, 1988
Recorded: January 29, 1988
Auditor's No.: 8801290060
Regarding: Joint use and maintenance of boat moorage