

When recorded return to:  
James Minton and Grace Minton  
5206 Heather Drive  
Anacortes, WA 98221



Skagit County Auditor \$75.00  
4/30/2018 Page 1 of 2 2 10:24AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115624

GUARDIAN NORTHWEST TITLE CO.  
**Statutory Warranty Deed** A115624

**THE GRANTORS** Gerald G. Schaff and Linda B. Schaff, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **James Minton and Grace Minton, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
Lot 101, Skyline No. 3

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

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.

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 "A" attached hereto.

Dated: April 11, 2018

Gerald G Schaff

Linda B Schaff

STATE OF Washington }  
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181746  
APR 30 2018

Amount Paid \$ 12,107.<sup>00</sup>  
By Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Gerald G Schaff and Linda B Schaff 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: 04/11/2018



Printed Name: Barbara Ann Granger  
Notary Public in and for the State of Washington  
Residing at Sadro Woolley  
My appointment expires: 04/25/2021

EXHIBIT "A"

A. 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. 3  
Recorded: July 31, 1968  
Auditor's No.: 716497

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:

Declaration Dated: August 7, 1968  
Recorded: August 12, 1968  
Auditor's No.: 716889  
Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE REVISED AS FOLLOWS:

Declaration Dated: March 29, 2005  
Recorded: March 29, 2005  
Auditor's No.: 200503290150

C. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, 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. Terms and Provisions of the Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031 and all amendments thereto.

ABOVE BYLAWS WERE AMENDED BY THE FOLLOWING:

Recorded: August 22, 2012  
Auditor's No.: 201208220010

ABOVE BYLAWS WERE AMENDED BY THE FOLLOWING:

Recorded: August 29, 2013  
Auditor's No.: 201308290044

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

F. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Gerald G. and Linda B. Schaff and Gary and Jan Woodruff  
Recorded: April 24, 2017  
Auditor's No.: 201704240095

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