

201807310044

07/31/2018 10:24 AM Pages: 1 of 8 Fees: \$104.00  
Skagit County Auditor

When recorded return to:  
Jerry H. Swalling and Sally M. Swalling  
PO Box 4125  
Roche Harbor, WA 98250

Recorded at the request of:  
Guardian Northwest Title  
File Number: A116275

**Statutory Warranty Deed**

A110275 GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Mark A. Wolf and Karen A. Wolf, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jerry H. Swalling and Sally M. Swalling, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Unit 15, Fidalgo Shores II Condominium

Tax Parcel Number(s): P103504, 4606-000-015-0004

Unit 15, FIDALGO SHORES II CONDOMINIUM, a condominium, according to Declaration thereof recorded July 27, 1993, under Auditor's File No. 9307270040 and any amendments thereto; and Survey and Map Plans thereof recorded in Volume 15, of Plats, pages 101 through 104, records of Skagit County, Washington.

Situated in 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 7/23/2018

[Signature]  
Mark A. Wolf

[Signature]  
Karen A. Wolf

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20183346  
JUL 31 2018

STATE OF Washington }  
COUNTY OF Skagit } SS:

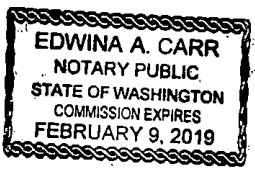
Amount Paid \$13,177.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Mark A. Wolf and Karen A. Wolf, 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: 7-23-18

[Signature]

Printed Name: Edwina A. Carr  
Notary Public in and for the State of Washington  
Residing at Ellensburg, Ellensburg  
My appointment expires: 2/09/2019 2/9/19



**Exhibit A**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

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

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Skyline Marina, Inc., a Washington Corporation  
Recorded: February 28, 1972  
Auditor's No: 764620  
Purpose: Ingress, egress and utilities  
Area Affected: Common area

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Recorded: October 17, 1973  
Auditor's No: 792226  
Purpose: A pipeline or pipelines for oil and gas  
Area Affected: Common area

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Recorded: January 16, 1974  
Auditor's No: 795667  
Purpose: A pipeline or pipelines for oil and gas  
Area Affected: Common area

Said easement is a re-recording of instrument recorded October 17, 1973, under Auditor's File No. 792227.

**E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: July 9, 1975  
Auditor's No: 818681  
Purpose: Utilities  
Area Affected: Common area

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818682  
Purpose: Utilities  
Area Affected: Common area

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818684  
Purpose: Utilities  
Area Affected: Common area

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: October 9, 1975  
Auditor's No: 824613  
Purpose: Ingress, egress, drainage and utilities  
Area Affected: Common area

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: August 2, 1977  
Auditor's No: 861865  
Purpose: Underground electric transmission and/or distribution system  
Area Affected: Common area

J. Unrecorded easement for underground power line, together with rights of ingress and egress, granted to United States Coast Guard by Skyline on Burrows Bay, Inc., constructive notice of which is given by recitals contained in instruments recorded July 3, 1961, and March 29, 1962, under Auditor's File Nos. 609474 and 619670, exact location undeterminable.

K. Reservation of minerals, mineral rights, etc., in Deeds from the State of Washington, dated January 5, 1912, and filed June 29, 1912, under Auditor's File No. 91959, in Volume 88 of Deeds, Page 639, and dated January 26, 1923, and filed March 3, 1923, under Auditor's File No. 162371, in Volume 128 of Deeds, Page 501.

(Affects tidelands only)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

L. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement", recorded under Auditor's File No. 7908080063, wherein Skyline Marine Owners Association is the Grantor and Skyline Associates is the Grantee.

M. Any right which riparian owners and other members of the public may have to use shorelands 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.

N. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (RCW 64.32) as now amended or as it may hereafter be amended.

O. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the way in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights-of-way across lands belonging to the State", approved March 9, 1893.

P. 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.

Q. Provisions and conditions contained in the Dedication of the Plat of "Skyline No. 19", according to the plat thereof recorded in Volume 13 of Plats, Page 19, records of Skagit County, Washington, as follows:

Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

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

|               |                    |
|---------------|--------------------|
| Dated:        | August 14, 1980    |
| Recorded:     | August 19, 1980    |
| Auditor's No: | <u>8008190071</u>  |
| Executed by:  | Skyline Associates |

(Affects the Plat of "Skyline No. 19", recorded in Volume 13 of Plats, Page 19.)

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

Dated: August 14, 1980  
Recorded: August 19, 1980  
Auditor's No: 8008190072  
Executed by: Skyline Associates

T. Terms, provisions, covenants, conditions, definitions, options, obligations, easements and restrictions as may be contained in Condominium Declaration of the hereinafter named Condominium, a Horizontal Property Regime, and as may be contained in the By-laws adopted pursuant to said Declaration:

Condominium: Fidalgo Shores II  
Recorded: July 27, 1973  
Auditor's No.: 9307270040

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 28, 1997, June 11, 2008 and October 25, 2010  
Recorded: April 10, 1997, June 13, 2008 and October 26, 2010  
Auditor's Nos.: 9704100023, 200806130124 and 201010260087

U. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818683  
Purpose: Utilities and related appurtenances  
Area Affected: Common area

V. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818686  
Purpose: Utilities and related appurtenances  
Area Affected: Common area

W. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818687  
Purpose: Utilities and related appurtenances  
Area Affected: Common area

## X. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
 Recorded: June 23, 1976  
 Auditor's No: 837527  
 Purpose: Ingress, egress and utilities  
 Area Affected: Common area

## Y. 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:

Plat/Subdivision Name: Fidalgo Shores II Condominium  
 Recorded: July 20, 1993  
 Auditor's No.: 9307200028

## Z. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
 Dated: January 21, 1993  
 Recorded: January 26, 1993  
 Auditor's No: 9301260092  
 Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
 Area Affected: Common area

## AA. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
 Dated: December 30, 1985  
 Recorded: January 23, 1986  
 Auditor's No: 8601230033  
 Purpose: Public Access  
 Area Affected: Portion of Common area

BB. Skyline Beach Club, Inc., aka Skyline Property Owners Bylaws as recorded under Auditor's File No. 200907280031 and amendments recorded under Auditor's File Nos. 201208220010 and 201308290044.

CC. Any tax, fee, assessments or charges as may be levied by Skyline 19 Road Maintenance Association.