

AFTER RECORDING MAIL TO:
Tod Hendricks
4541 Anaco Beach Road
Anacortes, WA 98221



200502040012
Skagit County Auditor

2/4/2005 Page 1 of 3 8:52AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114953-pae

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): William E. Foster and Gretchan W. Foster
Grantee(s): Tod Hendricks and Rhea Hendricks
Abbreviated Legal: Unit 96, Dock C, Skyline 17.
Assessor's Tax Parcel Number(s): P60187/3830-000-096-0005

THE GRANTOR William E. Foster and Gretchan W. Foster, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tod Hendricks and Rhea Hendricks, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit 96, Dock C, "SKYLINE NO. 17, A CONDOMINIUM," according to the amended Declaration thereof recorded under Auditor's File No. 8412270054, and Amended Survey Map and Plans thereof recorded in Volume 6 of Surveys, pages 34 and 35, records of Skagit County, Washington, being an Amendment to Volume 9 of Plats, pages 101 and 102, as amended in Volume 6 of Surveys, pages 34 and 35, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

FEB 04 2005

Dated January 27, 2005

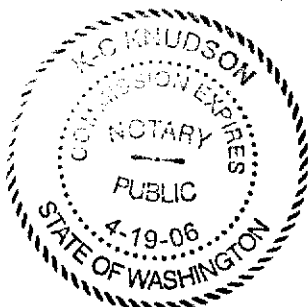
William E. Foster

Gretchan W. Foster

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William E. Foster and Gretchan W. Foster the person(s) 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.

Dated: 1-28-05



Notary Public in and for the State of WA
Residing at Sedco Moberg
My appointment expires: 4-19-06

EXCEPTIONS:

- A. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, under Auditor's File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501.
(Affects tide lands)

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

For: Electric transmission and/or distribution line
In Favor Of: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Lines and equipment may be placed from time to time as needed in such locations on said lands as may be mutually agreed upon, together with the right of ingress and egress over grantors adjoining property

- C. Any lien or liens that may arise or be created in consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled, "An act prescribing ways in which water-ways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893.
(Affects tide lands)

- D. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970.

- E. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (Condominiums)" and amendments thereto.

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

For: Utilities and drains
In Favor Of: City of Anacortes, a municipal corporation
Recorded: July 23, 1970
Auditor's No.: 741484
Affects: Tracts "A" and "B" and common area

- G. Provision contained in deeds from Skyline Associates to other lots in said Plat which may be notice of general plan, as follows:

"The unit hereinabove enumerated and described in the Declaration and Plat is intended to be used as a mooring slip or dock for motor vessels and watercraft."

- H. Rights of ingress and egress over portions of the plat designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

- Continued



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EXCEPTIONS CONTINUED:

I. Covenants, conditions and restrictions contained in deeds from Skyline Association to other lots in said Plat which may be notice of a general plan, as follows:

- a.) The right to the grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above described.
- b.) The restrictions on use and all covenants and obligations set forth in the aforementioned declaration, and the by-laws and rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such declaration, by-laws and rules, and all of the rights, privileges, obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constituting covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of such are accepted by the Grantee (s) as binding and to be binding on the grantee(s) and his or its successors, heirs, administrators, executors and assigns, or the heirs, or assigns of the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the grantor, both at law and in equity therein and thereto.
- c.) The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington non-profit association.
- d.) Easements and rights of way as shown on the face of the recorded plat of Skyline Division No. 17, restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general, zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the state, county, city or district in which the property is located.

NOTE: The Condominium Act (R.C.W. 64.32.120) provides that all deeds or other conveyances of condominium units must include, in addition to the description:

- 1.) The date of recording of the declaration and volume and page and County auditor's Receiving Number of the recorded "Declaration";
- 2.) The apartment or unit numbers;
- 3.) A Statement of the use for which it is intended (i.e., residence, etc.);
- 4.) The percentage of undivided interest appertaining to the apartment of unit and the common areas and facilities and limited common areas appertaining thereto.



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