

AFTER RECORDING MAIL TO:
Patrick M. Leonard
4710 Glasgow Way
Anacortes, WA 98221



200505240007
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 116075-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): A.G. Jones Trust
Grantee(s): Patrick M. Leonard and Christine A. Leonard
Abbreviated Legal: Lot 49, Skyline #9
Assessor's Tax Parcel Number(s): P59896/3825-000-049-0000

THE GRANTOR Dale Ann Trafton, as Successor Trustee of the A.G. Jones Trust, dated September 24, 1998 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patrick M. Leonard and Christine A. Leonard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 49, "SKYLINE NO. 9," as per plat recorded in Volume 9 of Plats, pages 75, 76 and 77, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

2570
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated May 16, 2005

MAY 24 2005

A.G. Jones Trust

Dale Ann Trafton (successor trustee)

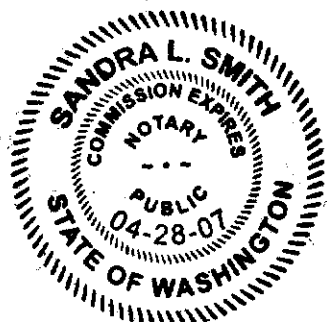
By: Dale Ann Trafton, Successor Trustee

Amount Paid \$ 436.01
By Skagit Co. Treasurer Deputy

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Dale Ann Trafton signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Successor Trustee of A.G. Jones Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5/23/05



Sandi Smith
Notary Public in and for the State of Washington
Residing at Decatur Island
My appointment expires: 4/28/2007

Schedule "B-1"

116075-PAE

EXCEPTIONS:

A. Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, Inc. and their respective successors and assigns under and upon the exterior five feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes."

B. The right reserved in the dedication of the Plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon.

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Recorded: September 10, 1969
Auditor's No.: 730908

D. Provision as 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 Non-Profit Corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation."

E. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Executed By: Skyline Beach Club, Inc., a Washington nonprofit corporation
Recorded: January 24, 2005
Auditor's No.: 200501240170
(copy attached)



200505240007
Skagit County Auditor

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