

When recorded return to:

Scott R. Chuda
4706 Glasgow
Anacortes, WA 98221



201307300102

Skagit County Auditor

\$74.00

7/30/2013 Page

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3 1:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019452

CHICAGO TITLE

620019452

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert McElroy and Rita Yribar, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Scott R. Chuda, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 47, SKYLINE NO. 9, according to the plat thereof, recorded in Volume 9 of Plats, pages 75 through 77, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P59894 / 3825-000-047-0002

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 26, 2013

Robert McElroy

Rita Yribar

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013-3001

JUL 30 2013

Amount Paid \$ 4722²⁰
By Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Robert McElroy and Rita Yribar

is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that (he/she/~~they~~) signed this instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 29, 2013



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-15



201307300102

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKYLINE NO. 9:

Recording No.: 727408

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: September 10, 1969

Auditor's No(s): 730908, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

AMENDED by instrument(s):

Recorded: January 24, 2005 and June 2, 2005

Auditor's No(s): 200501240170 and 200506020037, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 23, 1970

Auditor's No(s): 744965, records of Skagit County, Washington

Imposed By: Skyline Beach Club, Inc.

4. City, county or local improvement district assessments, if any.

5. Assessments, if any, levied by City of Anacortes.

6. Assessments, if any, levied by Skyline Beach Club, Inc..

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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