



201510200040

Skagit County Auditor

\$75.00

10/20/2015 Page

1 of

3 11:33AM

When recorded return to:

Resolute Investments LLC
17513 233rd Place NE
Woodinville, WA 98077

CHICAGO TITLE 620025528

STATUTORY WARRANTY DEED

Escrow No.: 2015105719

Title Order No.: 620025528

THE GRANTOR(S)

Scott A. Skorupa and Kimberly S. Skorupa, husband and wife

for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to

Resolute Investments LLC, a Washington Limited Liability Company

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

Please see attached as Exhibit "A"

Abbreviated Legal: LOT 9, SKYLINE NO. 11 TGW TIDELANDS

Tax Parcel Number(s): P60021/3827-000-009-0006

Please see Special Exceptions attached as Exhibit "A"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154287

OCT 20 2015

Amount Paid \$ 24,747.⁰⁰

Skagit Co. Treasurer

By *ham* DeputyDated: 10/14/2015
Scott A. Skorupa
Kimberly S. Skorupa

STATE OF Washington

COUNTY OF Skagit

I, Carol A Voegeli, a Notary Public of the County and State first above written, do hereby certify that Scott A. Skorupa and Kimberly S. Skorupa personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14 day of October, 2015.
Notary PublicMy Commission Expires: 2-13-2019

(SEAL)

State of Washington
CAROL A VOEGELI
MY COMMISSION EXPIRES
2-13-2019

EXHIBIT "A"

Lot 9, SKYLINE NO. 11, as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington, together with tidelands described as follows:

That portion of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Southerly corner of Lot 9, SKYLINE NO. 11, as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;
thence South 20°17'42" West a distance of 100 feet;
thence North 48°35'15" West a distance of 198.15 feet;
thence North 62°31'48" East a distance of 100 feet to the most Westerly corner of said lot;
thence Southerly along the Southwesterly line of said Lot 9 to the point of beginning;

Situated in Skagit County, Washington.

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed from the state of Washington whereby said grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry, and disclosed by instrument recorded April 19, 1971 under Auditor's File No. 751307.

2. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: January 26, 1962
Auditor's No(s): 617291, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric Transmission and/or distribution line, together with necessary appurtenances

NOTE: Exact location is not disclosed of record

3. 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. 11:

Recording No: 729601

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons:
Recorded: September 19, 1969
Auditor's No(s): 730909, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 28, 2004, July 7, 2004 and June 6, 2005
Recording No.: 200406280213, 20040700094 AND 200506060070

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: May 9, 1977
Recording No.: 856098

EXHIBIT "A"

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Bylaws Skyline Beach Club and the terms and conditions thereof

Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said bylaws

Recording Date: August 29, 2013
Recording No.: 201308290044
8. Ordinance No. 2787 - Basin Specific Fee on Stormwater Utility Assessments and the terms and conditions thereof

Recording Date: October 9, 2008
Recording No.: 200810090083