



201604110151

Skagit County Auditor \$75.00
4/11/2016 Page 1 of 3 4:07PM

When recorded return to:
Patrick E. McGann and Jennifer Laughlin
5306 Kingsway
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026975

CHICAGO TITLE
620026975 STATUTORY WARRANTY DEED

THE GRANTOR(S) Kayla A. Holtmeyer and Dane Mitchell Holtmeyer, Wife and Husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Patrick E. McGann and Jennifer Laughlin, a married couple

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

Lot 106, SKYLINE NO. 3, according to the plat thereof, recorded in Volume 9 of Plats, pages 54
and 55, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59211 / 3819-000-106-0008

Subject to:

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

Dated: April 1, 2016

Kayla A. Holtmeyer
Kayla A. Holtmeyer

Dane Mitchell Holtmeyer
Dane Mitchell Holtmeyer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161278
APR 11 2016

Amount Paid \$66.50
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA

County of Island

I certify that I know or have satisfactory evidence that Dana Holtmeyer and Kayla A Holtmeyer 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: 7/11/16


Name: Chance J Terrill
Notary Public in and for the State of WA
Residing at: Shelton
My appointment expires: Aug 10 2018

CHANCE J TERRILL
Notary Public, State of Washington
My Commission Expires
August 10, 2018

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. 3:
Recording No: 716497

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: August 12, 1968
Auditor's No(s): 716889, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005
Recording No.: 200503290150

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 8, 1968
Auditor's No(s): 719069, records of Skagit County, Washington
Imposed By: Skyline Beach Club, Inc.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 26, 2004
Recording No.: 200402260047
Matters shown: Possible encroachment of a concrete slab along the Southeasterly line of said premises

5. Bylaws - Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 29, 2009
Recording No.: 200907280031

Modification(s) of said Bylaws

Recording Date: August 29, 2013
Recording No.: 201308290044