



201702030126

Skagit County Auditor

\$75.00

2/3/2017 Page

1 of

3 1:30PM

When recorded return to:  
John Stevens  
Wildwood Capital Investments  
14231 Rosario Road  
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029746

CHICAGO TITLE

620029746

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Leanne Aalmo, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Wildwood Capital Investments, a Washington Limited Liability Company

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

Lot 7, SKYLINE NO. 6, according to the plat thereof, recorded in Volume 9 of Plats, pages 64 through 67A, records of Skagit County, Washington.

Situated in Skagit County, Washington.

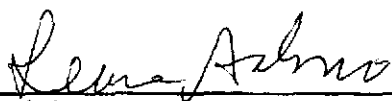
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P59394 / 3822-000-007-0003

Subject to:

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

Dated: February 1, 2017

  
Leanne Aalmo

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017462  
FEB 03 2017

Amount Paid \$ 1,535.80  
Skagit Co. Treasurer  
By *Thom* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of CALIFORNIA

COUNTY of EL DORADO

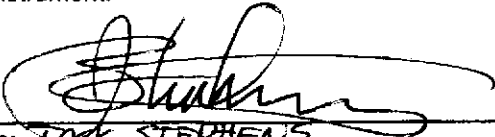
I certify that I know or have satisfactory evidence that

LEANNE AALMO

is ~~one~~ 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: FEB 2, 2017



  
Name: JACK STEPHENS  
Notary Public in and for the State of CA  
Residing at: COOL, CA  
My appointment expires: 11-19-2018

**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 DIVISION NO. 6.

Recording No.: 721494

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 20, 1972

Auditor's No(s): 763225, records of Skagit County, Washington

In favor of: Port of Anacortes

For: Free and unobstructed passage of aircraft

Said instrument is a re-recording of instrument (s);

Recorded: October 29, 1969

Auditor's File No(s): 732442, records of Skagit County, Washington

3. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes.

Recorded: November 27, 1970

Auditor's No.: 746177

In favor of: The Port of Anacortes

For: The free and unobstructed passage of aircraft and through the airspace over and above the premises

4. 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: December 23, 1968

Auditor's No(s): 721698, records of Skagit County, Washington

Executed By: Harry Davidson, general partner

AMENDED by instrument(s):

Recorded: December 9, 1988

Auditor's No(s): 8812090002, records of Skagit County, Washington

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

Recorded: February 11, 1969

Auditor's No(s): 723133, records of Skagit County, Washington

Imposed By: Skyline Beach Club, Inc.

6. 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

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

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

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