

**When recorded return to:**

Carl Root  
2603 Highland Drive  
Anacortes, WA 98221



201705100040

Skagit County Auditor

\$76.00

5/10/2017 Page

1 of

4 11:41AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030583

**CHICAGO TITLE**  
620030583

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robb C. Anderson and Julie A. Anderson, 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 Carl Root, an unmarried man

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

Lot 34, SKYLINE NO. 5, according to the plat thereof, recorded in Volume 9 of Plats, pages 56, 57  
and 58, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59348/ 3821-000-034-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171999

MAY 10 2017

Amount Paid \$11,397.00

Skagit Co. Treasurer

By *MG* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

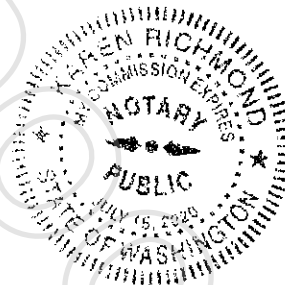
Dated: May 5, 2017

Robb C. Anderson  
Robb C. Anderson  
Julie A. Anderson  
Julie A. Anderson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Robb C. Anderson and Julie A. Anderson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 8, 2017  
Karen Richmond  
Name: Karen Richmond  
Notary Public in and for the State of WA  
Residing at: Everett  
My appointment expires: 7.15.20



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 5:

Recording No: 716842

2. Covenants, conditions and restrictions contained in declaration of restrictions  
Recorded: September 16, 1968  
Auditor's No.: 718213, records of Skagit County, WA  
Executed by: Skyline Associates, a limited partnership, Harry Davidson, general partner

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 12, 2005  
Recording No.: 200505120052

3. Agreement including the terms, covenants and provisions thereof

Between: City of Anacortes and owner of Lot 34  
Recording Date: November 22, 1977  
Recording No.: 869070

4. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as disclosed by instrument  
Recorded: September 30, 1968  
Auditor's No.: 833900, records of Skagit County, WA  
As imposed by: Skyline Beach Club, Inc.

5. 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

6. Terms and conditions of Declaration of Easement

## EXHIBIT "A"

### Exceptions (continued)

Recording Date: November 9, 2004  
Recording No.: 200411090074

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

Recording Date: January 20, 2016  
Recording No.: 201601200016  
Matters shown: Concrete wall

8. Skagit County Right to Farm Ordinance as disclosed in deed:

Recording Date: December 14, 2012  
Recording No.: 201212140123

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

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

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