

When recorded return to:  
Julie Ann Merriam and Peter Lisle Woodward  
4704 Queen Ann Way  
Anacortes, WA 98221



201708030046

Skagit County Auditor \$79.00  
8/3/2017 Page 1 of 6 1:31PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031693

CHICAGO TITLE  
020031693

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James P. McCarthy and Jean McCarthy as Trustees of The James and Jean McCarthy Revocable Living Trust dated April 4, 2000

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Julie Ann Merriam and Peter Lisle Woodward, a married couple

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

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

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

Lot(s): 51 Skyline No. 4

Tax Parcel Number(s): P59266 / 3820-000-051-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173614  
AUG 03 2017

Amount Paid \$8531.20  
Skagit Co. Treasurer  
By *INM* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 12, 2017

The James and Jean McCarthy Revocable Living Trust dated April 4, 2000

BY: *James P. McCarthy*  
James P. McCarthy  
Trustee

BY: *Jean McCarthy*  
Jean McCarthy  
Trustee

**STATUTORY WARRANTY DEED**

(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

James P. McCarthy and  
Jean McCarthy

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The James and Jean McCarthy Revocable Living Trust dated April 4, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 14, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

**KATHERYN A. FREEMAN**  
**STATE OF WASHINGTON**  
**NOTARY -- PUBLIC**  
**My Commission Expires 9-01-2018**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P59266 / 3820-000-051-0000**

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Lot 51 "Skyline No. 4" as per plat recorded in Volume 9 of plats, pages 61 and 62, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
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 **PLAT OF SKYLINE NO. 4:**

Recording No: 719990

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 22, 1968

Recording No.: 720642

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 24, 2005

Recording No.: 200506240110

3. 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: August 2, 1972

Recording No.: 771988

4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 9, 1968  
Auditor's No.: 721184, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: The Exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes

**EXHIBIT "B"**  
Exceptions  
(continued)

Purpose: Avigation easement  
Recording Date: January 20, 1972  
Recording No.: 763227

6. Bylaws Skyline Beach Club, including the terms, covenants and provisions thereof;

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

Amendment to the Bylaws of Skyline Beach Club, Inc. recorded under Auditor's File No. 201308290044

7. Assessments, if any, levied by City of Anacortes.  
8. City, county or local improvement district assessments, if any.  
9. Assessments, dues and charges, if any, levied by Skyline Beach Club, Inc..