

When recorded return to:
Afton Radtke
2703 Dundee Place
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A115112



201711300119

Skagit County Auditor \$75.00
11/30/2017 Page 1 of 2 3:20PM

Statutory Warranty Deed

A115112
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR S & J Properties, L.L.C., a Missouri Limited Liability Company, who took title as S & J Properties, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Afton Radtke, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 58, Skyline No. 6

Tax Parcel Number(s): P59453, 3822-000-059-0000

Lot 58, "SKYLINE NO. 6," as per plat recorded in Volume 9 of Plats, pages 64 through 67A, inclusive, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto.

Dated 28 Nov 2017

S & J Properties, LLC, a Missouri limited liability company

Stanley D. Cope
By: Stanley D. Cope, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5581
NOV 30 2017

Amount Paid \$ 4259.20
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that Stanley D. Cope signed this instrument and acknowledged it as the Managing Member of S&J Properties, LLC, a Missouri limited liability company, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/28/2017



Barbara A Granger
Barbara A Granger
Notary Public in and for the State of Washington
Residing at Sedro Woolley, Washington
My appointment expires: 04/25/2021

EXHIBIT "A"

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: December 17, 1968
Recorded: December 23, 1968
Auditor's No: 721698
Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Free and unobstructed passage of aircraft in and through
airspace over and above the subject property
In Favor Of: Port of Anacortes
Recorded: January 20, 1972
Auditor's No.: 763225 and 763227

Said easement is a correction of an instrument recorded October 29, 1968 under Auditor's File No. 732442 and 732444.

C. PROVISION CONTAINED IN DEEDS THROUGH WHICH TITLE IS CLAIMED BY OTHER LOT OWNERS IN SAID SUBDIVISION FROM SKYLINE ASSOCIATES, WHICH MAY BE NOTICE OF A GENERAL PLAN, AS FOLLOWS:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington non-profit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skyline No. 6
Recorded: December 17, 1968
Auditor's No.: 721494

E. Terms and Provisions of the Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

Said Bylaws were amended by documents recorded as Auditor's File Nos. 201208220010 and 201308290044.

Said Bylaws were also amended by document recorded as Auditor's File No. 201010250050.

F. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc.