

When recorded return to:
Martin P. Barker
Whitebeard Ventures, LLC
9056 161st Court NE
Redmond, WA 98052



201802160063

Skagit County Auditor \$78.00
2/16/2018 Page 1 of 5 11:47AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033476

CHICAGO TITLE
020033476

STATUTORY WARRANTY DEED

THE GRANTOR(S) Irene Frieda Hofferth, Trustee of the Delbert Hofferth Irrevocable Trust "B", dated 12/28/09

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Whitebeard Ventures, LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:
Unit 18, SKYLINE NO. 22, according to Declaration thereof recorded October 31, 1983, under Auditor's File No. 8310310026 and any amendments thereto, and Amended Survey Map and Plans thereof recorded in Volume 13 of Plats, pages 86 through 93, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P82984 / 4464-000-018-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018616
FEB 16 2018

Amount Paid \$ 1553.60
Skagit Co. Treasurer
By *B1* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 13, 2018

Irene Frieda Hofferth, Trustee of the Delbert Hofferth Irrevocable Trust "B", dated 12/28/09

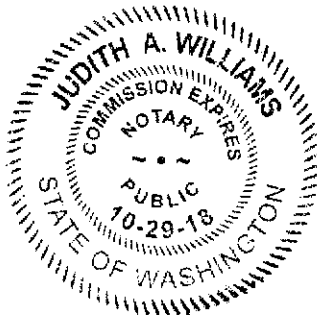
BY: Irene Frieda Hofferth Trustee
Irene Frieda Hofferth
Trustee

State of WA
COUNTY of SKAJIT

I certify that I know or have satisfactory evidence that IRENE FRIEDA HOFFERTH
TRUSTEE

(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 Trustee of Delbert Hofferth Irrevocable Trust "B", dated 12/28/09 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/13/18



Judith A. Williams
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/18

EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 26, 1962
Auditor's No.: 617291, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line(s), together with necessary appurtenances.

2. Easement, including the terms, covenants, and provisions thereof, reserved by instrument
Recorded: May 21, 1973
Auditor's No.: 785326, records of Skagit County, WA
In favor of: Skyline Associates
For: Ingress and egress
Affects: A portion of Common Areas

3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 17, 1973
Auditor's No.: 792226, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Pipelines

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 9, 1975
Auditor's No.: 818682, records of Skagit County, WA
In favor of: City of Anacortes
For: Utilities
Affects: Common Areas

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 9, 1975
Auditor's No.: 818684, records of Skagit County, WA
In favor of: City of Anacortes
For: Utilities
Affects: Common Areas

6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 25, 1980
Auditor's No.: 8008250017, records of Skagit County, WA
In favor of: City of Anacortes
For: Ingress and egress
Affects: Common Areas

EXHIBIT "A"

Exceptions (continued)

7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: November 7, 1991
Auditor's No.: 9111070007, records of Skagit County, WA
In favor of: The owners of Skyline No. 24
For: Access and utilities
Affects: Common Areas

8. Easement dedicated on the face of said plat;
For: Slopes for cuts and fills and the right to drain where water might take a natural course

9. Terms, covenants and provisions of the easements recorded under Auditor's file Nos. 8310170064 and 8310170065, records of Skagit County, Washington, referred to on the face of the Plat of Skyline No. 22 and the effect of any failure to comply with such terms, covenants and provision.

10. Covenants, conditions, restrictions, and easements contained in declaration of restrictions
Recorded: October 21, 1983
Auditor's No.: 8310210026, records of Skagit County, WA

11. Terms, covenants, conditions, easements, and restrictions AND liability for assessments contained in Declaration of Condominium for said condominium;
Recorded: October 31, 1983
Auditor's No.: 8310310026, records of Skagit County, WA

AND in Amendments thereto
Recorded: July 23, 1984 and April 23, 1999
Auditor's Nos.: 8407230048, 9904230089, 9904230090, and 9904230091
Records of: Skagit County, WA

12. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34.

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

EXHIBIT "A"

Exceptions
(continued)

Recorded: February 29, 1972
Auditor's No(s): 764620, records of Skagit County, Washington
In favor of: Skyline Marina, Inc.
For: Ingress, egress and utilities

15. Terms and conditions contained in the document entitled Ordinance No. 2787;

Recording Date: October 9, 2008
Recording No.: 200810090083

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

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

Modification(s) of said Bylaws

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

17. City, county or local improvement district assessments, if any.
18. Dues, charges and assessments, if any, levied by Skyline Division 22 Community Association.
19. Assessments, if any, levied by Skyline Beach Club, Inc.
20. City, county or local improvement district assessments, if any.