

When recorded return to:

Jeana G Walker
920 Ocean Bluff Lane
Coupeville, WA 98239



201803090060

Skagit County Auditor

3/9/2018 Page

1 of

4 1:35PM

\$77.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033794

CHICAGO TITLE
020033794

STATUTORY WARRANTY DEED

THE GRANTOR(S) Monnee A. Shannafelt, Trustee of the Shannafelt Living Trust, dated January 16, 1996

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jeana G Walker, an unmarried person

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

Lot 48, SKYLINE NO. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59095 / 3818-000-048-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018928
MAR 09 2018

Amount Paid \$ 8478.69
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 6, 2018

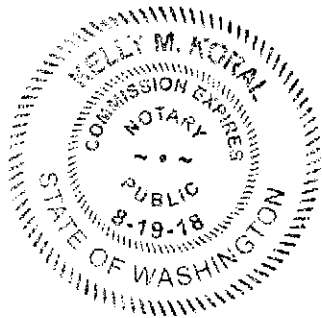
Monnee A. Shannafelt, Trustee of the Shannafelt Living Trust, dated January 16, 1996

BY: Monnee A. Shannafelt
Monnee A. Shannafelt
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Monnee A. Shannafelt is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of the Shannafelt Living Trust, dated January 16, 1996 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 7, 2018



Kelly M. Koral
Name: Kelly M. Koral
Notary Public in and for the State of WA
Residing at: Castroville
My appointment expires: 8/19/18

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 NO. 2:

Recording No: 719989

2. Unrecorded easement for power line granted to the United States Coast Guard, constructive notice of which is given by recital contained in instrument

Recorded: July 3, 1961

Auditor's No.: 609474, records of Skagit County, WA

Affects: The exact location is undeterminable

3. 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 & Light Company

For: Electric transmission and/or distribution line, together with necessary

appurtenances

NOTE: Exact location is undisclosed of record

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: December 9, 1968

Auditor's No.: 721183, records of Skagit County, WA

In favor of: Puget Sound Power & Light Company and General Telephone Company
of the Northwest

As follows:

An easement under and upon the exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots within said plat, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

5. Covenants, conditions and restrictions 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 in the document

Recording Date: November 22, 1968

Recording No.: 720642.

EXHIBIT "A"

Exceptions (continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2005
Recording No.: 200506020039

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: November 7, 1968
Auditor's No.: 765567, records of Skagit County, WA
Imposed by: Skyline Beach Club, Inc.

7. 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

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