

When recorded return to:  
Jennifer Mann and Torben Mann  
5110 Maritime Lane  
Anacortes, WA 98221



201805160009

05/16/2018 10:58 AM Pages: 1 of 5 Fees: \$78.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034561

CHICAGO TITLE  
620034561

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stephen L. Dowell and Jeannine M. Dowell, 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 Jennifer Mann and Torben Mann, a married couple

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

Unit 95, SKYLINE NO. 18, a condominium, according to Declaration thereof recorded October 26,  
1970, under Auditor's File No. 745027 and any amendments thereto, and Survey Map and Plans  
thereof recorded in Volume 9 of Plats, pages 110 and 111, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P60331 / 3831-000-095-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20180516  
MAY 16 2018

Amount Paid \$ 2087.00  
By *Mei* Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 9, 2018

Stephen L. Dowell by Todd L. Dowell, his AIF  
Stephen L. Dowell, by Todd L. Dowell, his Attorney in Fact  
Jeannine M. Dowell by Todd L. Dowell, her AIF  
Jeannine M. Dowell, by Todd L. Dowell, her Attorney in Fact

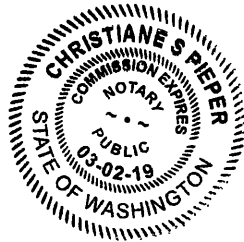
State of Washington

County of Kitsap

I certify that I know or have satisfactory evidence that Todd L. Dowell is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Power of Attorney of Stephen L. Dowell and Jeannine M. Dowell to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

Dated: 5/9/2018

[Signature]  
Name: Christiane S Pieper  
Notary Public in and for the State of WA  
Residing at: Tacoma  
My appointment expires: 03-02-19



**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 & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
NOTE: We are unable to determine the exact location of said easement rights.
  
2. 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. 18, A CONDOMINIUM:  
  
Recording No: 745028
  
3. Easement including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: October 26, 1970  
Auditor's No.: 745030, records of Skagit County, WA  
To: The City of Anacortes  
For: Utilities and drains  
Affects: Portion of Common Area, including Tracts A and B
  
4. Easement, including the terms, covenants and provisions thereof, granted by instrument  
Recorded: August 11, 1975  
Auditor's No.: 821776, records of Skagit County, WA  
In favor of: Division 18 Condominium Dock Owners Association  
For: Ingress and egress  
Affects: That portion of the Common Area lying within Tract B
  
5. Easement, including the terms, covenants and provisions thereof, granted by instrument  
Recorded: July 31, 1981  
Auditor's No.: 8107310041, records of Skagit County, WA  
In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of Skyline No. 19  
For: Ingress, egress, and utilities and incidental purposes  
Affects: That portion of the Common Area lying within the South Half of Tract B
  
6. Easement, including the terms, covenants and provisions thereof, granted by instrument  
Recorded: August 31, 1984

**EXHIBIT "A"**Exceptions  
(continued)

Auditor's No.: 8408310010, records of Skagit County, WA  
 In favor of: Cascade Natural Gas Corporation  
 For: Pipelines for oil, gas, and the products thereof  
 Affects: That portion of the Common Area lying within the South Half of Tract B

7. Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument  
 Recorded: June 9, 1977  
 Auditor's No.: 857688, records of Skagit County, WA
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
 Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument  
 Recorded: June 9, 1977  
 Auditor's No.: 857688, records of Skagit County, WA  
 Imposed by: Skyline Beach Club, Inc.
9. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;  
 Recorded: October 26, 1970  
 Auditor's No.: 745027, records of Skagit County, WA  
  
 Modification(s) of said covenants, conditions and restrictions  
  
 Recording Date: October 2, 2012  
 Recording No.: 201210020095
10. Bylaws including the terms, covenants and provisions thereof  
  
 Recording Date: August 17, 1988  
 Recording No.: 8808170025
11. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

**EXHIBIT "A"**

Exceptions  
(continued)

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 9, 2008  
Auditor's No(s): 200810090083, records of Skagit County, Washington  
Imposed By: City of Anacortes
14. 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
15. Ordinance No. 2787 including the terms, covenants and provisions thereof  
  
Recording Date: October 9, 2008  
Recording No.: 200810090083
16. City, county or local improvement district assessments, if any.
17. Dues, charges and assessments, if any, levied by Skyline Beach Club, Inc.
18. Dues, charges and assessments, if any, levied by Skyline Marina Condominium Second Addition.
19. Liability to future assessments, if any, levied by the City of Anacortes.