

When recorded return to:
Michael J Crahen and Vlady Crahen
1930 SW River Dr Unit W601
Portland, OR 97201



201806150026

06/15/2018 10:02 AM Pages: 1 of 8 Fees: \$108.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034276

CHICAGO TITLE

620034276

STATUTORY WARRANTY DEED

THE GRANTOR(S) David S. York and Doris Elaine T. York, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael J Crahen and Vlady Crahen, 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): 202W BAYSIDE WEST

Tax Parcel Number(s): P103489 / 4547-000-202-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182586

JUN 15 2018

Amount Paid \$ **18428.00**

Skagit Co. Treasurer

By

81

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2018

David S. York
David S. York

Doris Elaine T. York
Doris Elaine T. York

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David S. York and Doris Elaine T. York are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 11, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arvin, WA
My appointment expires: 10/27/2018

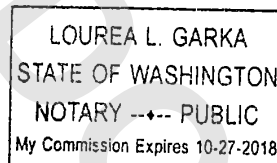


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103489 / 4547-000-202-0100

Unit 202W, BAYSIDE WEST, a condominium, according to the Declaration thereof recorded under Auditor's File No. 9011130073, records of Skagit County, Washington and any amendments thereto; and Survey Map and Plans thereof recorded in Volume 15 of Plats, pages 95 through 100, records of Skagit County, Washington..

Situated in Skagit County, Washington.

EXHIBIT "B"

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. Terms, covenants, condition, and provisions as set forth in that certain "Clarification Deed of Easement";
 Recorded: August 8, 1979
 Auditor's No.: 7908080063, records of Skagit County, WA
 Grantor: Skyline Marine Owners Association
 Grantee: Skyline Associates
3. Easement provisions contained on the face of Skyline No. 19, as follows;

 A non-exclusive easement is hereby reserved for and granted to the City of Anacortes under and upon each side of the common boundary line between Lots 15 and 16, extending from Skyline Way to the Inner Harbor Line:
 Affects: Westerly portion of said condominium
4. Easement delineated on the face of said Short Plat recorded in Volume 6 of Short Plats, pages 183 through 185, records of Skagit County, Washington;
 For: Storm sewer
 Affects: The Westerly 10 feet
5. Easement Agreement and Maintenance Obligation, including the terms, covenants, and provisions thereof, entered into;
 By: Harold Mousel; and
 Between: Skyline Associates, et al
 Recorded: July 31, 1981
 Auditor's No.: 8107310041, records of Skagit County, WA
 Providing: For a right of way and restrictions affecting other property and for obligations relating to access to the herein described premises
6. Easement Agreement and Maintenance Obligation, including the terms, covenants, and provisions thereof, entered into;
 By: Harold Mousel and Violet J. Mousel, husband and wife; and
 Between: Bayside East Condominium Association, a Washington non-profit corporation
 Recorded: November 15, 1990
 Auditor's No.: 9011150091, records of Skagit County, WA

EXHIBIT "B"Exceptions
(continued)

Providing: Reciprocal Easement rights and maintenance requirements (reference
should be made to the record for full particulars)

7. Easement for ingress, egress, and utilities over, under, and across the herein described property as granted by various instruments of record in favor of Apartment Owners of Bayside East, a condominium, the exact location of which is undeterminable.
8. Public Access Easement as delineated on the face of said Short Plat recorded in Volume 6 of Short Plats, pages 183 through 185, records of Skagit County, Washington.
9. Existing underground cables and pipes as delineated on the face of said Condominium.
10. Maintenance and easement provisions contained on the face of Skyline No. 18, as the same affects the South Half of Tract B of said plat, as follows:

The provision is made under the terms of the protective covenants to which the property is subject for the maintenance of any private road shown on the face of this plat by the Skyline Beach Club, Inc. The City of Anacortes has no obligation for the maintenance or repair of any private road shown on the face of this plat. Before consideration of any proposal which dedicates such roads to the public hereafter, such roads must then meet the standards of City of Anacortes.

An easement is hereby reserved to the City of Anacortes for utility purposes over and across Tract B.

11. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 26, 1970
Auditor's No.: 745030, records of Skagit County, WA
In favor of: The City of Anacortes
For: Utilities and drains
Affects: A portion of the Common Area known as the South Half of Tract B of Skyline No. 18.
12. 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: A portion of the Common Area known as the South Half of Tract B of Skyline No. 18
13. 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

EXHIBIT "B"Exceptions
(continued)

- For: A portion of the Common Area known as the South Half of Tract B of Skyline No. 18
14. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: August 31, 1984
 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: A portion of Common Area known as South Half of Tract B of Skyline No. 18
15. Easement rights of the owners and occupiers of Tract 2 of the above described Short Plat for the use of the stairway for access to the shoreline of Burrows Bay, as disclosed by Amended Declaration recorded July 2, 1993, under Auditor's File No. 9307020031.
16. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons;
 Recorded: November 13, 1990
 Auditor's No.: 9011130073, records of Skagit County, WA
- AND in Amendments thereto
 Recorded: July 2, 1993, August 4, 1995, February 15, 1996, December 15, 1997, February 8, 1999, July 26, 2007 and April 24, 2012
 Auditor's Nos.: 9307020031, 9508040087, 9602150091, 9712150128, 9902080244; 200707260162; 200906190122 and 201204240043, records of Skagit County, WA
17. 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. 19:
18. Covenants, conditions, restrictions, and easements contained in declaration of restrictions
 Dated; August 14, 1980
 Recorded: August 19, 1980
 Auditor's No.: 8008190071, records of Skagit County, WA
 Executed by Skyline Associates
19. Covenants, conditions, and restrictions contained in declaration of restrictions
 Dated: August 14, 1980

EXHIBIT "B"Exceptions
(continued)

Recorded: August 19, 1980
 Auditor's No.: 8008190072, records of Skagit County, WA

20. 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 BAYSIDE WEST, A CONDOMINIUM:

Recording No: 9307020030

21. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the legislature of the State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State:", approved March 9, 1893.

Affects: Tidelands described herein.

22. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 91959, records of Skagit County, WA

Affects: Tidelands

23. 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.

24. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development, disclosed in instrument

Recorded: September 8, 1986

Auditor's No.: 8609080067, records of Skagit County, WA

Imposed by: Skyline Beach Club, Inc., and/or Skyline No. 19 Road Maintenance Association

EXHIBIT "B"Exceptions
(continued)

25. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 2, 1993
Auditor's No(s): 9307020031, records of Skagit County, Washington
Imposed By: Skyline Beach Club, Inc.
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: March 15, 2015
Recording No.: 201503160065
27. City, county or local improvement district assessments, if any.
28. Assessments, if any, levied by City of Anacortes.
29. Dues, charges, and assessments, if any, levied by Bayside West Condominium Association
30. Assessments, if any, levied by Skyline No. 19 Road Maintenance Association..