

When recorded return to:

Alain Schreiber
JIBI LLC, A Washington State Limited Liability
Company
811 92nd Ave NE
Bellevue, WA 98004



201806290092

06/29/2018 11:40 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034805

CHICAGO TITLE
620034805

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert W. Leetz and Kerrisa Lynne Nicole Leetz, a married couple

for and in consideration of
in hand paid, conveys, and warrants to JIBI LLC, A Washington State Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 92, SKYLINE NO. 10, according to the plat thereof, recorded in Volume 9 of Plats, Pages 117
through 120, records of Skagit County, Washington.

Situate in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P60003 / 3826-000-092-0005

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2846
JUN 29 2018

Amount Paid \$ 6,445.⁰⁴
Skagit Co. Treasurer
By *Man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2018

[Signature]
Robert W. Leetz

[Signature]
Kerrisa Lynne Nicole Leetz

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert W. Leetz and Kerrisa Lynne Nicole Leetz is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 27 2018

[Signature]
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

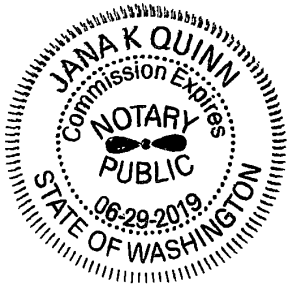


EXHIBIT "A"
Exceptions

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 **PLAT OF SKYLINE NO. 10:**

Recording No: 753632

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
- Recorded: June 7, 1971
Auditor's No(s): 753631, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

Amended by instrument(s):

Recorded: April 19, 2004; June 28, 2005; and January 6, 2006
Auditor's No(s): 200404190151, 200506280155 and 200601060083, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
- Recorded: November 17, 1978
Auditor's No(s): 891494, records of Skagit County, Washington
Imposed By: Skyline Beach Club, Inc.

4. 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

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"Exceptions
(continued)

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.
8. Assessments, dues and charges, if any, levied by Skyline Beach Club, Inc..