

When recorded return to:  
Steve Rice  
Sunlight Development Holdings, LLC  
2126 Stoney Beach Rd  
Oak Harbor, WA 98277



**201807310108**

07/31/2018 02:04 PM 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

**CHICAGO TITLE**  
**620035499**

Escrow No.: 620035499

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles F. Wenker, an unmarried person

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

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

Lot 30, SKYLINE NO. 1, according to the plat thereof, recorded in Volume 8 of Plats, pages 49 and 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59035 / 3817-000-030-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20183371  
JUL 31 2018

Amount Paid \$ 2764.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 26, 2018

Charles F. Wenker  
Charles F. Wenker

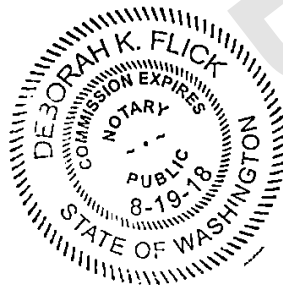
State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that

Charles F. Wenker  
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: 7/30/2018

Deborah K. Flick  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of Snohomish  
Residing at: Arden  
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. 1:

Recording No: 636081

2. 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 not disclosed of record

3. Covenants, conditions, and restrictions contained in declaration of restrictions  
Recorded: May 16, 1963  
Auditor's No.: 636012, records of Skagit County, WA  
Executed by: Skyline on Burrows Bay, Inc.

MODIFIED by instrument  
Recorded: April 17, 1964  
Auditor's No.: 649323, records of Skagit County, WA

4. Covenant contained in instrument

Recording Date: January 18, 1966  
Recording No.: 677520

5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument  
Recorded: November 29, 1968  
Auditor's No.: 818761, records of Skagit County, WA  
Imposed by: Skyline Beach Club, Inc.

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 26, 1964  
Auditor's No(s): 648337, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary

**EXHIBIT "A"**

Exceptions  
(continued)

appurtenances

Affects: 5 feet Easterly of and parallel to the Westerly line of Lot 26

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. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 15, 1992

Recording No.: 9206150080

Matters shown: fence lines at variance with boundary lines

9. Subject to an easement for drainage through existing pipe along the east 4 feet of said premises. Said easement is for the benefit of the drainage from Tract 44, Skyline No. 2 in Volume 9 of Plats, page 59. Records of Skagit County, Washington.

10. Assessments, if any, levied by Skyline Beach Club, Inc..

11. Assessments, if any, levied by City of Anacortes.

12. City, county or local improvement district assessments, if any.

INITIAL  
