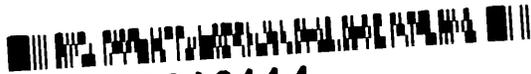


**When recorded return to:**

Amy Swart  
3215 42nd Ave W  
Seattle, WA 98199

  
**201808310114**  
08/31/2018 12:38 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE**  
**620035201**

Escrow No.: 620035201

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Christopher Tsui and Yanci Lin, 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 Amy Swartz, an ~~unmarried person~~  
*a single woman*

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

Lot 145, Skyline No. 8, as per plat recorded in Volume 9 of plats, pages 72, 73 and 74, records of  
Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P59805 / 3824-000-145-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*2018 3890*  
AUG 31 2018

Amount Paid \$ *8549.00*  
Skagit Co. Treasurer  
By *HB* Deputy

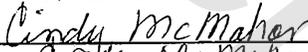
**STATUTORY WARRANTY DEED**  
(continued)

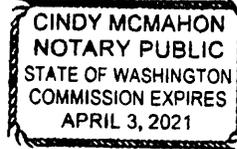
Dated: August 13, 2018

  
\_\_\_\_\_  
Christopher Tsui  
  
\_\_\_\_\_  
Yanci Lin

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher Tsui and Yanci Lin 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: 3/28/2018  
  
\_\_\_\_\_  
Name: Cindy McMahon  
Notary Public in and for the State of WA  
Residing at: Kirkland, WA  
My appointment expires: 4/3/21



**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. 8:

Recording No: 724829

2. Covenants, conditions, restrictions, and easements 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: April 11, 1969  
Auditor's No(s).: 725295, records of Skagit County, Washington  
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

AMENDED by instrument(s):

Recorded: March 30, 2004 and June 14, 2005

Auditor's.No(s).: 200403300140 and 200506140087, records of Skagit County, Washington

3. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:  
"Purchaser agrees and covenants that the above-described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington non-profit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation.
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. City, county or local improvement district assessments, if any.

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

6. Assessments, if any, levied by City of Anacortes.
7. Assessments, if any, levied by Skyline Beach Club, Inc..