

**When recorded return to:**

Kenneth Jack Talsky and Janet Jue Talsky  
255 Seaside Drive  
Pacifica, CA 94044



**201810090135**

10/09/2018 03:42 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

Escrow No.: 620034695

**CHICAGO TITLE**  
620034695

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James D. Arthurs and Judy Arthurs, 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 Kenneth Jack Talsky and Janet Jue Talsky, husband and wife

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

Lot 49, Skyline No. 3, according to the plat thereof, recorded in Volume 9 of plats, pages 54 and  
55, records of Skagit County, Washington.  
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P59154 / 3819-000-049-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184482


OCT 09 2018

Amount Paid \$ 10060.22  
Skagit Co. Treasurer

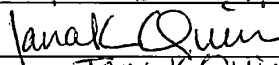
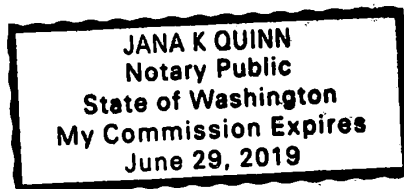
By *BT* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 19, 2018

  
James D. Arthurs  
Judy ArthursState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that James D. Arthurs and Judy Arthurs 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: September 19, 2018  
  
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 SKYLINE NO. 3:

Recording No: 716497

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: August 12, 1968

Auditor's No(s): 716889, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005

Recording No.: 200503290150

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 9, 2005

Auditor's No(s): 717920, 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 29, 2009

Recording No.: 200907280031

Modification(s) of said Bylaws

Recording Date: August 29, 2013

Recording No.: 201308290044

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and driveway purposes

Recording Date: December 4, 1997

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 9712040093  
Affects: Said premises and other property

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

Recording Date: June 14, 1999  
Recording No.: 9906140134  
Matters shown: landscape plants and fir tree

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