



201812060053

12/06/2018 02:10 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

After Recording Return To:
Law Office of Jennifer Modak, PLLC
19125 North Creek Parkway, Suite 120
Bothell, WA 98011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 5318
DEC 06 2018

Amount Paid ~~\$0~~
Skagit Co. Treasurer
By *man* Deputy

RECORDING SUMMARY

Document Title: Quit Claim Deed
Grantor: Whitebeard Ventures, LLC, a Washington limited liability Company
Grantee: Martin Barker, a single man
Abbrev. Legal Description: Unit 18, SKYLINE NO. 22, Volume 13 of Plats, pages 86-93
Assessor's Tax Parcel No: P82984/4464-000-018-0001

QUIT CLAIM DEED

THE GRANTOR, Whitebeard Ventures, LLC, transfer from a single owner LLC to the owner, mere change in form, conveys and quit claims to Martin Barker, a single man, the following described real estate, situated in the County of SKAGIT, State of WASHINGTON, together with all after acquired title of the Grantor therein:

Unit 18, SKYLINE NO. 22, according to Declaration thereof recorded October 31, 1983, under Auditor's File No. 8310310026 and any amendments thereto, and Amended Survey Map and Plans thereof recorded in Volume 13 of Plats, pages 86 through 93, records of Skagit County, Washington;

Situated in Skagit County, Washington

Assessor's Property Tax Parcel/Account Number: P82984/4464-000-018-0001

Subject to:

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

DATED this 13 day of November 2018.

GRANTOR:

Martin Barker
Martin Barker,
Whitebeard Ventures, LLC

STATE OF Washington)
County of King) ss.

On this day personally appeared before me Martin Barker, of Whitebeard Ventures LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of Nov., 2018.



Jennifer Modak
NOTARY PUBLIC in and for the State of Washington
Printed Name: Jennifer Modak
Residing at: Kenmore, WA
Commission expires: May 1, 2019

EXHIBIT "A"
Exceptions

READ AND CONTENT APPROVED:

X _____
X _____

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 and Light Company
For: Electric transmission and/or distribution line(s), together with necessary appurtenances.

2. Easement, including the terms, covenants, and provisions thereof, reserved by instrument
Recorded: May 21, 1973
Auditor's No.: 785326, records of Skagit County, WA
In favor of: Skyline Associates
For: Ingress and egress
Affects: A portion of Common Areas

3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 17, 1973
Auditor's No.: 792226, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Pipelines

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 9, 1975
Auditor's No.: 818682, records of Skagit County, WA
In favor of: City of Anacortes
For: Utilities
Affects: Common Areas

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 9, 1975
Auditor's No.: 818684, records of Skagit County, WA
In favor of: City of Anacortes
For: Utilities
Affects: Common Areas

6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 25, 1980
Auditor's No.: 8008250017, records of Skagit County, WA
In favor of: City of Anacortes
For: Ingress and egress
Affects: Common Areas

EXHIBIT "A"

Exceptions
(continued)

READ AND CONTENT APPROVED:

X _____
X _____

- 7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: November 7, 1991
Auditor's No.: 9111070007, records of Skagit County, WA
In favor of: The owners of Skyline No. 24
For: Access and utilities
Affects: Common Areas

- 8. Easement dedicated on the face of said plat;
For: Slopes for cuts and fills and the right to drain where water might take a natural course

- 9. Terms, covenants and provisions of the easements recorded under Auditor's file Nos. 8310170064 and 8310170065, records of Skagit County, Washington, referred to on the face of the Plat of Skyline No. 22 and the effect of any failure to comply with such terms, covenants and provision.

- 10. Covenants, conditions, restrictions, and easements contained in declaration of restrictions
Recorded: October 21, 1983
Auditor's No.: 8310210026, records of Skagit County, WA

- 11. Terms, covenants, conditions, easements, and restrictions AND liability for assessments contained in Declaration of Condominium for said condominium;
Recorded: October 31, 1983
Auditor's No.: 8310310026, records of Skagit County, WA

AND in Amendments thereto
Recorded: July 23, 1984 and April 23, 1999
Auditor's Nos.: 8407230048, 9904230089, 9904230090, and 9904230091
Records of: Skagit County, WA

- 12. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

- 13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34.

- 14. Easement, including the terms and conditions thereof, disclosed by instrument(s);

EXHIBIT "A"

Exceptions
(continued)

READ AND CONTENT APPROVED:

X _____
X _____

Recorded: February 29, 1972
Auditor's No(s): 764620, records of Skagit County, Washington
In favor of: Skyline Marina, Inc.
For: Ingress, egress and utilities

- 15. Terms and conditions contained in the document entitled Ordinance No. 2787;

Recording Date: October 9, 2008
Recording No.: 200810090083

- 16. Bylaws - Skyline Beach Club including the terms, covenants and provisions thereof;

Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said Bylaws

Recording Date: August 29, 2013
Recording No.: 201308290044

- 17. City, county or local improvement district assessments, if any.
- 18. Dues, charges and assessments, if any, levied by Skyline Division 22 Community Association.
- 19. Assessments, if any, levied by Skyline Beach Club, Inc.
- 20. City, county or local improvement district assessments, if any.

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