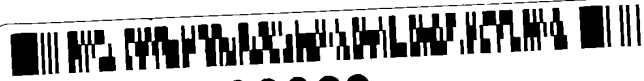


When recorded return to:  
David V. Gilstrap and Jill L. Gilstrap  
5708 Rosario Way  
Anacortes, WA 98221



201902200063

02/20/2019 11:29 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036729

CHICAGO TITLE  
W20036729

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth A. Manni, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to David V. Gilstrap and Jill L. Gilstrap, a married couple

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

Tract 21, Skyline No. 6, according to plat thereof recorded in Volume 9 of Plats, page 64, records  
of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P59411 / 3822-000-021-0005

Subject to:

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

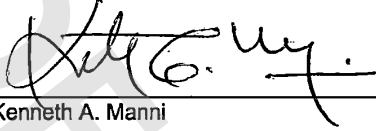
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019  
FEB 20 2019

Amount Paid \$ 3014.29  
Skagit Co. Treasurer  
By *MA* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 12, 2019




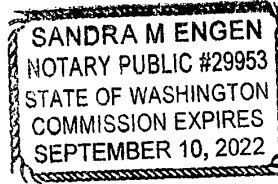
Kenneth A. Manni

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth A. Manni is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-14-19

  
Name: Sandra M. Engen  
Notary Public in and for the State of WA  
Residing at: Oak Harbor, WA  
My appointment expires: 9-10-22



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 6:

Recording No: 721494

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

Granted to: Port of Anacortes  
Purpose: Free and unobstructed passage of aircraft  
Recording Date: January 20, 1972  
Recording No.: 763225

Said instrument is a correction of Avigation Easement;

Recording Date: October 19, 1969  
Recording No.: 732442

3. Covenants, conditions, assessments, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 23, 1968  
Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1968  
Recording No.: 8812090002

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.  
Recording Date: May 28, 1970  
Recording No.: 739535

**EXHIBIT "A"**

Exceptions  
(continued)

5. Bylaws Skyline Beach Club including the terms, covenants and provisions thereof

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

And amended by Auditor's File No. 201308290044 and 201812210006

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 1-15-19  
between David V. Gilstrap Jill L. Gilstrap ("Buyer")  
Buyer Buyer  
and Kenneth A Manni ("Seller")  
Seller Seller  
concerning 2301 Grant Pl Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

[Signature] 1-15-19  
Buyer Date

[Signature] 2/14/19  
Authenticator: Kenneth A. Manni 11/08/2018  
10:18:48 PM PST Date

Joe S. Blaylock 1-15-19  
Buyer Date

Seller Date