

When Recorded Return to:
SSL Law Firm LLP
575 Market Street, Suite 2700
San Francisco, CA 94105
Attn: Chris Wade



201902220105

02/22/2019 03:48 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

CHICAGO TITLE
620036671

BARGAIN AND SALE DEED

Abbreviated Legal Description: Unit 136 Dock D Condo: SKYLINE NO. 17, A CONDO
Assessor's Tax Parcel ID #: P60227 / 3830-000-136-0007

Michael W. Brown, as his separate estate ("Grantor"), for and in consideration of Ten Dollars (\$10.00) in hand paid, hereby bargains, sells and conveys to AQUATIC UBUNTU LLC, a Washington limited liability company, the following described real estate, situated in Skagit County, Washington:

Unit 136, Dock D, of SKYLINE NO. 17, a Condominium, according to the Declaration recorded under Auditor's File No. 741481 and amended under Auditor's No. 8412270054, and any further amendments thereto; and amended Survey Map and Plans thereof recorded in Volume 6 of Surveys, pages 34 and 35, records of Skagit County, Washington.

Situate in Skagit County, Washington.

SUBJECT TO AND EXCEPTING the matters set forth in Exhibit A attached hereto and incorporated herein by this reference.

[SIGNATURE PAGE FOLLOWS]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019616
FEB 22 2019

Amount Paid \$ 895.00
Skagit Co. Treasurer
By *HB* Deputy

EXHIBIT A

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 & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument:
Recorded: July 23, 1970
Auditor's No.: 741484, records of Skagit County, WA
In favor of: The City of Anacortes
For: Utilities and drains
3. Easement, including the terms, covenants, and provisions thereof, granted by instrument:
Recorded: August 11, 1975
Auditor's No.: 821777, records of Skagit County, WA
In favor of: Division 18 Condominium Dock Owners Association
For: Ingress and egress
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument:
Recorded: August 11, 1975
Auditor's No.: 821779, records of Skagit County, WA
In favor of: Division 17 Condominium Dock Owners Association
For: Ingress and egress
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument:
Recorded: August 8, 1979
Auditor's No.: 7908080063, records of Skagit County, WA
In favor of: Skyline Associates
For: Ingress, egress, utilities, and incidental purposes

6. Easement, including the terms, covenants, and provisions thereof, granted by instrument:
Recorded: July 7, 1980
Auditor's No.: 8007070010, records of Skagit County, WA
In favor of: The City of Anacortes
For: Fire Hydrants and related rights
7. Reciprocal easement(s), for the purpose(s) shown below and the terms, covenants and provisions thereof and rights incidental thereto, as created by the following document:
Document: Reciprocal Waterway Easement
Granted to: Skyline Marina Holdings, LLC and Skyline Marine Owners Association No. 17
Purpose: Access, ingress and egress
Recording Date: April 8, 2016
Recording No.: 201604080029
8. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium:
Recorded: July 23, 1970
Auditor's No.: 741481, records of Skagit County, WA
AND in Amendments thereto:
Recorded: December 27, 1984 , August 9, 2002 , and March 21, 2011
Auditor's No.: 8412270054 , 200208090181, and 201103210167
Records of: Skagit County, WA
9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. Bylaws - Skyline Beach Club including the terms, covenants and provisions thereof:
Recording Date: July 28, 2009
Recording No.: 200907280031
Amended:
Recording Date: August 29, 2013
Recording No.: 201308290044
11. General and special taxes and charges due and payable in 2019 and subsequent years.