



**201904300143**

04/30/2019 01:36 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

**When recorded return to:**

Stephen Anthony Krippner and Linda Rae Krippner  
2714 Washington Blvd  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037681

**CHICAGO TITLE**

620037681

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian M. Jiles and Margo Jiles, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Stephen Anthony Krippner and Linda Rae Krippner, a married  
couple

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

Lot 79, "SKYLINE NO. 10", according to the plat recorded in Volume 9 of Plats, pages 117 through  
120, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59989 / 3826-000-079-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191581  
APR 30 2019

Amount Paid \$ 8460.<sup>00</sup>  
Skagit Co. Treasurer  
By *mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 19, 2019

Brian M. Jiles  
Brian M. Jiles

Margo Jiles  
Margo Jiles

State of WashingtonCounty of Skaagit

I certify that I know or have satisfactory evidence that Brian M. Jiles and Margo Jiles  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: April 23, 2019

Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

**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 **PLAT OF SKYLINE NO. 10:**

Recording No: 753632

2. Covenants, conditions, easements and restrictions 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: June 7, 1971  
 Auditor's No(s): 753631, records of Skagit County, Washington  
 Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

Amended by instrument(s):

Recorded: April 19, 2004; June 28, 2005; and January 6, 2006

Auditor's No(s): 200404190151, 200506280155 and 200601060083, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: April 13, 1972  
 Auditor's No(s): 766932, records of Skagit County, Washington  
 Imposed By: Skyline Beach Club, Inc.
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
 Recording Date: November 22, 2002  
 Recording No.: 200211220121  
 Matters shown: Fence
5. Bylaws including the terms, covenants and provisions thereof  
  
 Recording Date: July 28, 2009  
 Recording No.: 200907280031

**EXHIBIT "A"**

Exceptions  
(continued)

Modification(s) of said Bylaws

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

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