



201904300163

04/30/2019 02:06 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Scott Ferrell Ely and Tiffani Dianna Aerts, Trustees of Ely Aerts Revocable Trust

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy McNett and Tatyana McNett, husband and wife

for and in consideration of **ten dollars and other valuable consideration**

GUARDIAN NORTHWEST TITLE CO.

in hand paid, conveys, and warrants to Scott Ferrell Ely and Tiffani Dianna Aerts, Trustees of Ely Aerts Revocable Trust dated February 15, 2019

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Lot 73 Skyline No. 7

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P59656 & 3823-000-073-0001

Dated: April 18th, 2019

Jeremy McNett

Tatyana McNett

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191591

APR 30 2019

Amount Paid \$ 8362.10
Skagit Co. Treasurer
By Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1685-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 26th day of April, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires:
10-6-2020



Statutory Warranty Deed
LPB 10-05

Order No.: 19-1685-KS

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5512 Doon Way, Anacortes, WA 98221
Tax Parcel Number(s): P59656 & 3823-000-073-0001

Property Description:

Tract 73, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1685-KS

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EXHIBIT B

19-1685-KS

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 26, 1962, as Auditor's File No. 617291.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by The Skyline Beach Club, Inc., a Washington corporation, recorded July 19, 2004 as Auditor's File No. 200407190181.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 7.

Above covenants, conditions and restrictions were amended and recorded July 23, 2004 and June 6, 2005 as Auditor's File No. 200407230174 and 200506060071.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skyline No. 7 recorded February 6, 1969 as Auditor's File No. 722987.

4. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay.

5. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

6. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

7. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: October 18, 2010, October 25, 2010, August 22, 2012, August 29, 2013 and December 21, 2018
Auditor's No.: 201010180061, 201010250050, 201208220010, 201308290044 and 201812210006.