



201905100041

05/10/2019 10:36 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:

Eric A. Youngstrom and Paula R. Youngstrom
4214 Owen Way
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Sheri A. Donahue a married woman as her separate estate and not as her principal residence,

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

19-2043

in hand paid, conveys, and warrants to Eric A. Youngstrom and Paula R. Youngstrom, husband and wife

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: Unit 54 Skyline No. 17

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

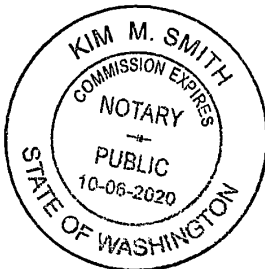
Tax Parcel Number(s): P60145 & 3830-000-054-0005

Dated: May 9, 2019

Sheri A. Donahue
Sheri A. Donahue

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191746
MAY 10 2019

Amount Paid \$ *2283.40*
Skagit Co. Treasurer
By *man* Deputy



Statutory Warranty Deed
LPB 10-05

Order No.: 19-2043-KS

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 9 day of May, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

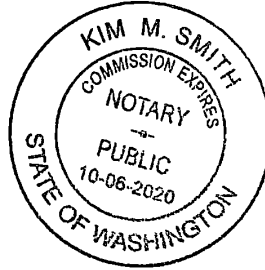


EXHIBIT A
LEGAL DESCRIPTION

Property Address: SMOA No 17-Condominium Lot 54 Slip B-30, Anacortes, WA 98221

Tax Parcel Number(s): P60145 & 3830-000-054-0005

Property Description:

File No.: 19-2043-KS

Loan No.:

Unit 54, "SKYLINE NO. 17, A CONDOMINIUM," as per plat recorded in Volume 9 of Plats, pages 101 and 102, and as amended by survey recorded in Volume 6 of Surveys, pages 34 and 35. under Auditor's File No. 8412270055, records of Skagit County, Washington; and as identified in that certain Declaration recorded July 23, 1970, under Auditor's File No. 741481, and as amended by Amended Declaration recorded December 27, 1984, under Auditor's File No. 8412270054, and any Amendments thereafter, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2043-KS

Page 3 of 4

EXHIBIT B

19-2043-KS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard and Extended Coverage Policies)

10. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501.

(Affects tidelands)

11. 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.

12. Any lien or liens that may arise or be created as a consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893.

(Affects tidelands)

13. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File No. 8412270054.

Above covenants, conditions and restrictions were amended and recorded August 9, 2002 and March 21, 2011 as Auditor's File No. 200208090181 and 201103210167..

14. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.

15. Easement, affecting the common area including tracts A and B of subject property for the purpose of utilities and drains including terms and provisions in favor of the City of Anacortes, a municipal corporation recorded July 23, 1970 as Auditor's File No. 741484.

16. 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. 17 recorded July 23, 1970 as Auditor's File No. 741482.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

17. Terms and conditions of Ordinance No. 2787, recorded October 9, 2008 as Auditor's File 200810090083.

18. Easement, affecting a portion of subject property for the purpose of waterway access including terms and provisions thereof recorded April 8, 2016 as Auditor's File No. 201604080029.

19. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009, August 22, 2012 and August 29, 2013 under Auditor's File Nos. 200907280031, 2012082201 and 201308290044.

20. 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 delineated on the face of the following plat/short plat/survey named Skyline Beach Club Survey recorded August 25, 2016 as Auditor's File No. 201608250009.