# 201905160037

When recorded return to: Sharon Kruse and Dennis Kruse 5104 Heather Drive Anacortes, WA 98221

05/16/2019 11:21 AM Pages: 1 of 5 Fees: \$103.00 Skapit County Auditor

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620037582

CHICAGO TITLE
U20037582

#### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gordon Bannister and Lynn Bannister, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Sharon Kruse and Dennis Kruse, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 92, "Skyline No. 3", according to the plat thereof recorded in Volume 9 of Plats, page 54, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON

Page 1

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P59197 / 3819-000-092-0004

Subject to:

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

Amount Paid \$

Skagit Co. Treasurer

Deputy

#### STATUTORY WARRANTY DEED

(continued)

Dated: May 8, 2019

Gordon Bannister

Lynn Bannster

State of Washington

County of Skaa

I certify that I know or have satisfactory evidence that Gordon Bannister and L

Lynn Bannister is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act

for the uses and purposes mentioned in this instrument.

2019 Dated: WAY

Name: Hathenin A Freen
Notary Public in and for the State of NA
Residing at: Snohomish Co

**Notary Public** State of Washington Katheryn A Freeman Commission No. 149913 My Commission Expires 09-01-2022

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#### **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. 3:

Recording No: Volume 9 of Plats, page 54

2. Covenants, conditions, 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:

August 12, 1968

Recording No.:

716889

Modification(s) of said covenants, conditions and restrictions

Recording Date:

March 29, 2005

Recording No.: 2005

200503290150

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: Recording No.:

March 12, 2001 200103120001

Matters shown:

Northerly property line

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:

December 11, 1978

Recording No.:

892836

5. 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

Recording Date:

July 28, 2009

Recording No.:

200907280031

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 01.11.19

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WA-CT-FNRV-02150.620019-620037582

### **EXHIBIT "A"**

Exceptions (continued)

Amendment to the Bylaws of Skyline Beach Club, Inc., including the terms, covenants and provisions thereof;

Recording Date: August 29, 2013 and December 21, 2018

Recording No.: 201308290044 Recording No.: 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..

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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 i	is part of the Purchase and S	Sale Agreement dated	March 14, 2019	
between S	haron Kruse	Dennis Kruse		("Buver"
Bu	uyer	Buyer		( = = ) = :
and G	ordon Bannister	Lynn Bannister		("Seller"
Se	eller	Seller		
concerning 5104 Heather Drive		Anacortes	WA 98221	(the "Property"
	ddress	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.

Authentisism Dennis L Kruse	03/14/2019	Gordon Bannister	3/16/2019
12 MAY 200 2:45:26 PM PDT	Date	Seller	Date
Authontision Sharon D Kruse	03/14/2019	Gocusigned by:  Lynn Bannister	3/16/2019
- 12 14 19 12:17 PM PDT	Date	Serperesseeza45B	Date