



201905160037

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

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

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037582

CHICAGO TITLE

020037582

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.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20190529
MAY 16 2019

Amount Paid \$ 1193.10
By *NA* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 8, 2019

Gordon Bannister
Gordon Bannister
Lynn Bannister
Lynn Bannister

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Gordon Bannister and Lynn Bannister
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: MAY 14, 2019

Kathryn A Freeman
Name: Kathryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

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

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.: 200503290150
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 12, 2001
Recording No.: 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

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..

