

When recorded return to:  
David and Kimberly Hoofnagle  
4935 Heather Drive  
Anacortes, WA 98221



**201905170043**

05/17/2019 11:31 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037317

**CHICAGO TITLE**  
620037317

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lorraine L. Prescott, formerly Lorraine L. Suydam, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David Craig Hoofnagle and Kimberly Ann Hoofnagle, a married couple

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

LOT 86, "SKYLINE NO. 8", ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 72, 73 AND 74, RECORDS OF SKAGIT COUNTY.

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

Tax Parcel Number(s): P59745,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191851

MAY 17 2019

Amount Paid \$ 3,748.64

Skagit Co. Treasurer

By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 25, 2019

*Lorraine L. Prescott*  
Lorraine L. Prescott

State of WASHINGTON  
County of ~~SKAGIT~~ SNOHOMISH *JJE*

I certify that I know or have satisfactory evidence that Lorraine L. Prescott 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 this instrument.

Dated: MAY 3, 2019

*Susan J Earling*  
Name: SUSAN J. EARLING  
Notary Public in and for the State of WA  
Residing at: EDMONDS  
My appointment expires: 4-29-21

SUSAN J EARLING  
NOTARY PUBLIC #38795  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
APRIL 29, 2021

**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 Plat of Skyline No. 8 in Volume 9 of Plats, Pages 72, 73 and 74:

Recording No: 724829

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: April 11, 1969  
Recording No.: 725295

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 30, 2004  
Recording No.: 200403300140

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 14, 2005  
Recording No.: 200506140087

3. Covenants, conditions and restrictions 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: April 2, 1971  
Recording No.: 750549

As follows: Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington non-profit corporation

4. ByLaws of Skyline Beach Club and the terms and conditions thereof:

**EXHIBIT "A"**  
Exceptions  
(continued)

Recording Date: July 28, 2009  
Recording No.: 200907280031

Modification(s) of said ByLaws

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

Modification(s) of said ByLaws

Recording Date: December 21, 2018  
Recording No.: 201812210006

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, Inc., a Washington nonprofit corporation  
Recording No.: 725295

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Anacortes.
8. Assessments, if any, levied by Skyline Beach Club, Inc., a Washington nonprofit corporation.
9. Easement and the terms and conditions thereof:

Purpose: Yard/landscape maintenance including the installation of a fence along the boundary of the easement  
Grantor: Lorraine L. Prescott, a single woman  
Grantee: Phillip J. Stroud, a single man, his heirs, successors in interest, and assigns  
Affects: See map attached to said recorded document  
Recorded: May 2, 2019  
Recording No.: 201905020030