

When recorded return to:
Michael Pearia and Mary Pearia
218 Main St PMB 792
Kirkland, WA 98033



201906180075

06/18/2019 03:26 PM 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.: 620038346

CHICAGO TITLE
620038346

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sconraven LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration,
pursuant to Revenue Procedure 90-34

in hand paid, conveys, and warrants to Michael Pearia and Mary Pearia, a married couple

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

TRACT 29, SKYLINE NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF
PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59134 / 3819-000-029-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2417
JUN 18 2019

Amount Paid \$ 3.921

Skagit Co. Treasurer

By *nam* Deputy

Page 1

WA-CT-FNRV-02150.620019-620038346

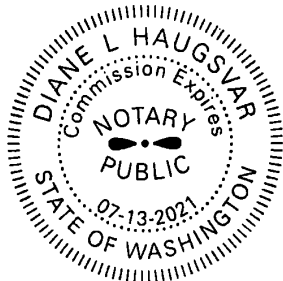
STATUTORY WARRANTY DEED
(continued)

Dated: June 11, 2019

Sconraven LLC, a Washington limited liability company

BY: Peter V. Raven, Manager
Peter V. Raven
ManagerState of WashingtonCounty of KingI certify that I know or have satisfactory evidence that Peter V. Raven

(s)are the person(s) who appeared before me, and said person acknowledged that (he)/she/they signed this instrument, on oath stated that (he)/she/they was authorized to execute the instrument and acknowledged it as the Manager of Sconraven LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 06-12-2019

Diane L. Haugsvaer
Name: Diane L. Haugsvaer
Notary Public in and for the State of WA
Residing at: Seattle, WA
My appointment expires: 07-13-2021

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. 3:

Recording No: 716497

2. 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: August 12, 1968

Recording No.: 716889

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005

Recording No.: 200503290150

3. Covenant contained in Deed executed by Skyline Associates, A limited partnership to pay any charges or assessments in conformity with the rules and regulations, articles of incorporation and by-laws of Skyline Beach Club, Inc. and the terms and conditions thereof:

Recorded: August 12, 1971

Recording No.: 756671

4. 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 ByLaws Skyline Beach Club:

Recording No: 200907280031

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2013

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201308290044

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2018

Recording No.: 201812210006

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by the city of Anacortes.
7. Assessments, if any, levied by Skyline Beach Beach Club.