



**201906210050**

06/21/2019 11:09 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

**When recorded return to:**

Alene R Hamilton  
Kim B Hamilton and Alene R Hamilton Trustees of  
the Kim B Hamilton and Alene R Hamilton  
Revocable Trust  
1004 Commercial Ave No. 259  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038151

**CHICAGO TITLE**

620038151

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) WW #2-1 LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kim B Hamilton and Alene R Hamilton Trustees of the Kim B  
Hamilton and Alene R Hamilton Revocable Trust

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

Lot 7, SKYLINE NO. 6, according to the plat thereof, recorded in Volume 9 of Plats, pages 64  
through 67A, 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): P59394 / 3822-000-007-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192461

JUN 21 2019

Amount Paid \$ 4544.00

Skagit Co. Treasurer

By

*[Signature]*

Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 19, 2019

WW #2-1 LLC

BY: [Signature]  
John W Stevens  
Manager

BY: [Signature]  
Theresa Stevens  
Manager

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that John W Stevens  
and Theresa Stevens  
is/are the person(s) who appeared before me, and said person(s) 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 Managers of WW #2-1 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 20, 2019



[Signature]  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: Le Conner  
My appointment expires: 2-9-23

**EXHIBIT "A"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIVISION NO. 6:

Recording No: 721494

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: January 20, 1972  
 Recording No.: 763225  
 In favor of: Port of Anacortes  
 Regarding: Free and unobstructed passage of aircraft

Said instrument is a re-recording of instrument(s);

Recording Date: October 29, 1969  
 Recording No.: 732442

3. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes:

Recording Date: November 27, 1970  
 Recording No.: 746177  
 In favor of: The Port of Anacortes  
 Regarding: The free and unobstructed passage of aircraft and through the airspace over and above the premises

4. 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: December 23, 1968  
 Recording No.: 721698

5. 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

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

permitted by applicable law, as set forth in the document

Recording Date: February 11, 1969  
Recording No.: 723133

6. 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 above:

Imposed by: Skyline Beach Club, Inc.

7. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, including any liability to assessment lien:

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

Modification(s) of said Bylaws:

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

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**

Exceptions  
(continued)

11. Assessments, if any, levied by the City of Anacortes.
12. Assessments, if any, levied by Skyline Beach Club, Inc..