

When recorded return to:

Jo A Beeman
1710 Cay Way
Anacortes, WA 98221



201907020084

07/02/2019 03:39 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620038790

Escrow No.: 620038790

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sergey Litovkin and Sydni Litovkin, who acquired title as Sydni Litovkin, who are one in the same, 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 Jo A Beeman, an unmarried woman

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

Lot 26, SKYLINE NO. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192742

JUL 02 2019

Tax Parcel Number(s): P59072 / 3818-000-026-0014


Amount Paid \$6,955.⁹⁰
Skagit Co. Treasurer
By *man* Deputy

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2019



Sergey Litovkin

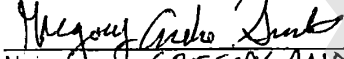


Sydni Litovkin

~~State of WASHINGTON~~ ^{GAS} COLORADO
~~County of SKAGIT~~ ^{GMS} ARAPAHOE

I certify that I know or have satisfactory evidence that Sergey Litovkin and Sydni Litovkin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 28, 2019



Name: GREGORY ANDRE SMITH
Notary Public in and for the State of COLORADO
Residing at: AURORA, CO
My appointment expires: 04-15-2023

GREGORY ANDRE SMITH NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20034012574 MY COMMISSION EXPIRES APR 15, 2023

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 NO. 2:

Recording No: 719989

2. Unrecorded easement for power line granted to the United States Coast Guard, constructive notice of which is given by recital contained in instrument
 Recorded: July 3, 1961
 Auditor's No.: 609474, records of Skagit County, WA
 Affects: The exact location is undeterminable

3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: January 26, 1962
 Auditor's No.: 617291, records of Skagit County, WA
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 NOTE: Exact location is undisclosed of record

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: December 9, 1968
 Auditor's No.: 721183, records of Skagit County, WA
 In favor of: Puget Sound Power & Light Company and General Telephone Company of the Northwest
 As follows:

An easement under and upon the exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots within said plat, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

5. 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, 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 in the document

Recording Date: November 22, 1968
 Recording No.: 720642

EXHIBIT "A"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2005
Recording No.: 200506020039

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: November 22, 1968
Auditor's No.: 720642, records of Skagit County, WA
Imposed by: Skyline Beach Club, Inc.
7. Bylaws - Skyline Beach Club and the terms and conditions thereof

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

Modification(s) of said Bylaws

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

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

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."

EXHIBIT "A"

Exceptions
(continued)

9. Assessments, if any, levied by Skyline Beach Club, Inc..
10. Assessments, if any, levied by City of Anacortes.
11. City, county or local improvement district assessments, if any.