



201907080086

07/08/2019 03:44 PM Pages: 1 of 6 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Phillip W. Blakeway and Patrice L. Blakeway, Trustees of Blakeway Family Trust
5007 Macbeth Drive
Anacortes, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) William L. Kearns a single man as his separate estate, **GUARDIAN NORTHWEST TITLE CO.**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Phillip W. Blakeway and Patrice L. Blakeway, Trustees of Blakeway Family Trust

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Unit 100 Skyline No. 17

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P60191 & 3830-000-100-0009

Dated: 2 JULY 2019

William L. Kearns
William L. Kearns

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 08 2019

Amount Paid \$ 170.75
Skagit Co. Treasurer

By MA Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2571-KS

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STATE OF WASHINGTON
COUNTY OF *Mason*

I certify that I know or have satisfactory evidence that William L. Kearns is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: *2nd* day of July, 2019

Annette H. McNeil
Signature

Member Financial Specialist / Notary
Title

My appointment expires: *March 15, 2022*

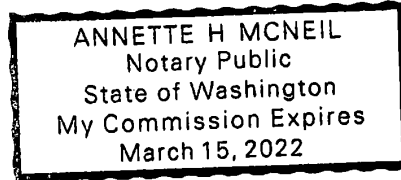


EXHIBIT A
LEGAL DESCRIPTION

Property Address: Skyline No 17, Anacortes, WA 98221
Tax Parcel Number(s): P60191 & 3830-000-100-0009

Property Description:

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Unit 100, "SKYLINE NO. 17", a Condominium, according to the amended Declaration thereof under Auditor's File No. 8412270054, records of Skagit County, Washington, recorded in Volume 9 of Plats, pages 101 and 102, as amended in Volume 6 of Surveys, pages 34 and 35, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

EXHIBIT B

19-2571-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT B

19-2571-KS

Exceptions (Continued)

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501.

(Affects tidelands)

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 26, 1962, as Auditor's File No. 617291.
12. Any lien or liens that may arise or be created as a consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893.

(Affects tidelands)

13. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File No. 8412270054.
14. Above covenants, conditions and restrictions were amended and recorded August 9, 2002 and March 21, 2011 as Auditor's File No. 200208090181 and 201103210167..

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EXHIBIT B

19-2571-KS

15. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.
16. Easement, affecting the common area including tracts A and B of subject property for the purpose of utilities and drains including terms and provisions in favor of the City of Anacortes, a municipal corporation recorded July 23, 1970 as Auditor's File No. 741484.
17. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skyline No. 17 recorded July 23, 1970 as Auditor's File No. 741482.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

18. Terms and conditions of Ordinance No. 2787, recorded October 9, 2008 as Auditor's File No. 200810090083.
19. Easement, affecting a portion of subject property for the purpose of waterway access including terms and provisions thereof recorded April 8, 2016 as Auditor's File No. 201604080029.
20. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009, August 22, 2012 and August 29, 2013 under Auditor's File Nos. 200907280031, 201208220010 and 201308290044.
21. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skyline Beach Club Survey recorded August 25, 2016 as Auditor's File No. 201608250009.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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Form 5030000-BI&BII (1-31-17)

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ALTA Commitment for Title Insurance (8-1-16)

Schedule BII

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2571-KS