

When recorded return to:

Benjamin Paul Fry and Bridget Rose Fry
4300 Bryce Drive
Anacortes, WA 98221



201907250101

07/25/2019 03:45 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2019 3117
JUL 25 2019

Amount Paid \$ 8032.80
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037781

CHICAGO TITLE

620037781

STATUTORY WARRANTY DEED

THE GRANTOR(S) JIBI LLC, A Washington State 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 Benjamin Paul Fry and Bridget Rose Fry, a married couple

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

LOT 92, SKYLINE NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9
OF PLATS, PAGES 117 THROUGH 120, 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): P60003/3826-000-092-0005,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2019

JIBI LLC, A Washington State Limited Liability Company

BY: Alain Schreiber
Managing MemberState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that _____

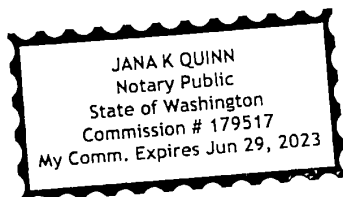
Alain Schreiber
(is)are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managing Member of JIBI, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: July 24, 2019Name: Notary Public in and for the State of WashingtonResiding at: ArlingtonMy appointment expires: 06/29/2023

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 **PLAT OF SKYLINE NO. 10:**

Recording No: 753632

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: June 7, 1971
 Auditor's No(s): 753631, records of Skagit County, Washington
 Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

Amended by instrument(s):

Recorded: April 19, 2004; June 28, 2005; and January 6, 2006

Auditor's No(s): 200404190151, 200506280155 and 200601060083, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: November 17, 1978
 Auditor's No(s): 891494, records of Skagit County, Washington
 Imposed By: Skyline Beach Club, Inc.

4. 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

Modification(s) of said Bylaws

EXHIBIT "A"Exceptions
(continued)

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

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.
8. Assessments, dues and charges, if any, levied by Skyline Beach Club, Inc..

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 16, 2019
between Benjamin Paul Fry Bridget Rose Fry ("Buyer")
Buyer Buyer
and Jibi LLC ("Seller")
Seller Seller
concerning 4300 Bryce Drive Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AUTHENTICATION <u>Benjamin Paul Fry</u> 06/16/2019 <small>Buyer 11:19:20 PM PDT</small> Date	AUTHENTICATION <u>Jibi LLC</u> 06/18/2019 <small>Seller 9:51:55 AM PDT</small> Date
AUTHENTICATION <u>Bridget Rose Fry</u> 06/16/2019 <small>Buyer 11:20:17 PM PDT</small> Date	AUTHENTICATION <u>Alain Schreiber Managing Member JIBI LLC</u> 07/18/2019 <small>Seller 7/18/2019 4:09:17 PM PDT</small> Date