

When recorded return to:  
Linda S. Walker  
1452 S. Ellsworth Road  
Mesa, AZ 85209



**201907260078**

07/26/2019 02:06 PM Pages: 1 of 7 Fees: \$107.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038385

**CHICAGO TITLE**

620038385

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Diana M. Latimer, Trustee of the Latimer Family Trust dated June 27, 2000  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Linda S. Walker, an unmarried person and Brett L. Walker, a  
married man as his separate estate

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

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

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

Unit(S): Unit A-202 UNIT A-202 SKYLINE COURT Condo: Skyline Court Condo

Tax Parcel Number(s): P100704 / 4581-000-202-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 3/35

JUL 26 2019

Amount Paid \$ 5,078.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 23, 2019

Latimer Family Trust dated June 27, 2000

BY: Diana M. Latimer  
Diana M. Latimer  
TrusteeState of CALIFORNIACounty of SACRAMENTOI certify that I know or have satisfactory evidence that DIANA M. LATIMER

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 Trustee of Latimer Family Trust dated June 27, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 23rd, 2019

Laura J. Rose-Buron  
Name: LAURA J. ROSE-BURON  
Notary Public in and for the State of CALIFORNIA  
Residing at: SACRAMENTO COUNTY  
My appointment expires: 10/31/2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P100704 / 4581-000-202-0001**

---

UNIT A-202, "PLAT OF SKYLINE COURT, CONDOMINIUM, " ACCORDING TO THAT SURVEY RECORDED APRIL 16, 1992, UNDER AUDITOR'S FILE NO. 9204160064, IN VOLUME 15 OF PLATS, PAGES 33 THROUGH 37, INCLUSIVE, AND ACCORDING TO THAT DECLARATION RECORDED APRIL 16, 1992, UNDER AUDITOR'S FILE NO. 9204160065, SAID DECLARATION BEING BY THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 9206240092 AND 9212100086, ALL RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: January 26, 1962  
 Auditor's No.: 617291, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line(s), together with necessary appurtenances  
 Affects: We are unable to determine the exact location of said easement
  
2. Unrecorded easement for underground power line, together with the rights of ingress and egress, granted to United State Coast Guard by Skyline on Burrows Bay, Inc., constructive notice of which is given by recitals contained in instruments  
 Recorded: July 3, 1961, and March 29, 1962  
 Auditor's Nos.: 609474 and 619670, records of Skagit County, Washington  
 Affects: Exact location undeterminable
  
3. Permanent easement for underground electric transmission and/or distribution system, together with necessary appurtenances, granted to Puget Sound Power and Light Company, a Washington corporation, by instrument  
 Dated: February 8, 1975  
 Recorded: February 21, 1975  
 Auditor's No.: 813748, records of Skagit County, Washington  
 Affects: Common areas
  
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: January 20, 1986  
 Auditor's No.: 8601200031, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line(s), together with necessary appurtenances  
 Affects: Common areas
  
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: September 24, 1991  
 Auditor's No.: 9109240007, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Underground electric transmission and/or distribution system, together with necessary appurtenances  
 Affects:
  
6. Covenants contained in instruments  
 Recorded: August 27, 1976, and November 21, 1976

**EXHIBIT "B"**Exceptions  
(continued)

Auditor's Nos.: 841684 and 848622, respectively  
 Records of: Skagit County, Washington  
 As follows:

- a. This property shall not be used for any marine operation that infringes on the Non-Compete Agreement in the contract between Skyline Associates and Skyline Marina Inc.
- b. It is hereby understood and agreed that this property is to be solely used as follows: High density Residential

- 7. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;  
 Recorded: April 16, 1992  
 Auditor's No.: 9204160065, records of Skagit County, Washington

AND in Amendments thereto

Recorded: June 24, 1992, and December 10, 1992  
 Auditor's Nos.: 9206240092 and 9212100086, records of Skagit County, Washington

- 8. Agreement, including the terms and conditions thereof;  
 Recorded: July 31, 1995  
 Auditor's No.: 9507310084, records of Skagit County, Washington  
 Entered into By: TCI Cablevision of Washington, Inc.  
 And between: Skyline Court  
 Providing: Cable television equipment and services to said premises, and related charges
- 9. Agreement, including the terms and conditions thereof; entered into;  
 By: TCI Cablevision of Washington, Inc.  
 And Between: Skyline Court Condos  
 Recorded: June 7, 1999  
 Auditor's No.: 9912100105, records of Skagit County, Washington  
 Providing: Cable television equipment and services to said premises and related charges
- 10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
 Recorded: August 27, 1976, and November 21, 1976  
 Auditor's Nos.: 841684 and 848622, records of Skagit County, Washington  
 Imposed by: Skyline Beach Club, Inc., a Washington non-profit corporation

**EXHIBIT "B"**Exceptions  
(continued)

11. 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 **SKYLINE COURT CONDOMINIUM:**

Recording No: 9204160064

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.  
 Purpose: Broadband Communications System  
 Recording Date: October 8, 2009  
 Recording No.: 200910080083

13. Recorded Bylaws Skyline Beach Club, including the terms, covenants and provisions thereof;

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

Amendment to the Bylaws of Skyline Beach Club, Inc. recorded under Auditor's File No. 201308290044

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Dues, charges and assessments, if any, levied by Skyline Beach Club, Inc.
16. Liability to future assessments, if any, levied by Skyline Court Condominium.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Anacortes.

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 10, 2019  
between Linda Walker Brett Walker ("Buyer")  
Buyer  
and Latimer Family Trust Diana M Latimer, Trustee ("Seller")  
Seller  
concerning 1510 Skyline Way 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.

Authenticate 06/10/2019  
Linda Walker  
Buyer Date  
Authenticate 06/10/2019 6:13:53 PM PDT  
Brett Walker  
Buyer Date

Diana M Latimer 7/23/19  
Diana M Latimer 5/6/19.  
Seller Date  
Seller Date