



201908130104

08/13/2019 03:34 PM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Alan Hogan and Claudia Hogan
7276 Oakmont Drive
Lake Worth, FL 33467

STATUTORY WARRANTY DEED 19-2422

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Ruth Benson, a widow*, as her separate estate,

*and surviving spouse of Clark M. Benson
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Alan F. Hogan and Claudia A. Hogan, husband and wife

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

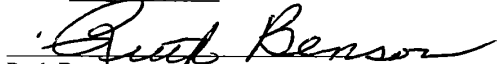
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Tr 19 Sky line Division No. 2

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): P59064 & 3818-000-019-0005

Dated: August 9, 2019


Ruth Benson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 - 3415
AUG 13 2019

Amount Paid \$ 9,973.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ruth Benson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9 day of August, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

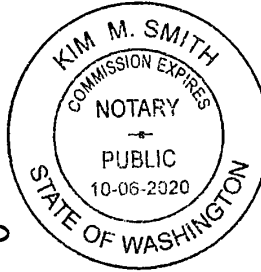


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5506 Sugarloaf Street, Anacortes, WA 98221
Tax Parcel Number(s): P59064 & 3818-000-019-0005

Property Description:

Tract 19, "SKYLINE DIVISION NO. 2" as per plat recorded in Volume 9 of Plats, pages 59 through 60 records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2422-KS

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EXHIBIT B

19-2422-KS

1. Easement, affecting a portion of subject property for the purpose of transmission lines including terms and provisions thereof granted to Puget Sound Power & Light Company recorded January 26, 1962 as Auditor's File No. 617291.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, recorded November 22, 1968 as Auditor's File No. 720642.

Above covenants, conditions and restrictions were amended and recorded June 2, 2005 as Auditor's File No. 200506020039.

3. 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 December 9, 1968, as Auditor's File No. 721183.

4. 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. 2 recorded November 1, 1968 as Auditor's File No. 719989.

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".

5. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

6. Terms and Provisions of the By-Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031. Said By-Laws were amended under Auditor's File Nos. 201010180061, 201010250050, 201208220010, 201308290044 and 201812210006.

Statutory Warranty Deed
LPB 10-05