

201908200033

08/20/2019 11:34 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:
Michael Weitz and Teresa Weitz
1004 Commercial Avenue #2008
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039064

620039064
CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas G. Karydis and Jayne C. Karydis, Trustees of the Karydis Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael Weitz and Teresa Weitz, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 4, SKYLINE DIVISION NO. 14, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 15 OF PLATS, PAGES 73 AND 74, 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): P102734/ 4600-000-004-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193517
AUG 20 2019

Amount Paid \$ 11,395.22
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 19, 2019

Thomas G. Karydis and Jayne C. Karydis, Trustees of the Karydis Trust

BY: [Signature]
Thomas G Karydis
Trustee

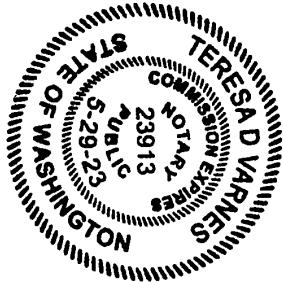
BY: Jayne C. Karydis Trustee
Jayne C Karydis
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Thomas G Karydis 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 The Karydis Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-19-19

[Signature]
Name: Teresa D Varner
Notary Public in and for the State of WA
Residing at: Island Co.
My appointment expires: 5/29/23



STATUTORY WARRANTY DEED

(continued)

State of Washington
county of Skaigt

I certify that I know or have satisfactory evidence that Jayne C Karydis signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Karydis Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 19, 2019



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: 14 Conner
My appointment expires: 2-9-23

EXHIBIT "A"

Exceptions

1. 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 Plat of Skyline Division No. 14:

Recording No: 9302100050

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

Granted to: The Port of Anacortes
Purpose: free and unobstructed passage of aircraft in and through the airspace over and above the herein described premises, together with certain rights appurtenant thereto
Recording Date: January 20, 1972
Recording No.: 763226

CORRECTED by instrument:

Recorded: October 29, 1969
Recording No.: 732443

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

Granted to: City of Anacortes, a municipal corporation
Purpose: installation, construction, maintenance, repair and replacement of underground utility lines, together with right of ingress and egress
Recording Date: August 12, 1985
Recording No.: 8508120084
Affects: as described in said instrument

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

Granted to: Port of Anacortes
Purpose: aviation
Recording Date: April 16, 1992
Recording No.: 9204160061
Affects: as described in said instrument

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

EXHIBIT "A"Exceptions
(continued)

Granted to: Puget Sound Power & Light Company
 Purpose: electric transmission and distribution line, together with necessary appurtenances
 Recording Date: August 17, 1992
 Recording No.: 9208170060
 Affects: as described in said instrument

6. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: December 28, 1992
 Recording No.: 9212280157

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
 Recording Date: January 22, 1979
 Recording No.: 895123

8. Agreement for Acceptance of land and grant of membership in Skyline Beach Club, Inc.

Executed by: Christenson Brothers Shake, Inc.
 Recording Date: April 21, 1993
 Recording No.: 9304210024

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club
 Recording Date: July 28, 2009
 Recording No.: 200907280031

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

EXHIBIT "A"

Exceptions
(continued)

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