

When recorded return to:
Jennifer Anne Lewis
2321 Skyline Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3995
Sep 16 2019
Amount Paid \$6947.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039698

CHICAGO TITLE
620039698

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip Diederichs, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jennifer Anne Lewis, an unmarried person

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.)

LT 4 AND N 10 FT OF LOT 5, SKYLINE NO. 1, VOL 8, PGS 49-50

Tax Parcel Number(s): P59009/ 3817-000-004-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 9, 2019


Philip DiederichsState of CA
County of Riverside

I certify that I know or have satisfactory evidence that

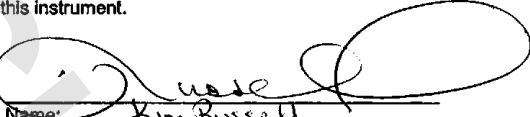
Philip Diederichs
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: Sept 11, 2019
Name: Kim Russell
Notary Public in and for the State of CA
Residing at: La Quinta
My appointment expires: April 26, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P59009/ 3817-000-004-0003

LOT 4 AND THE NORTH 10 FEET OF LOT 5, SKYLINE NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 49 AND 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power & Light Company
Purpose: Transmission Line
Recording Date: January 26, 1962
Recording No.: 617291
Affects: Exact location undisclosed on the record.

2. 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: January 26, 1962
Recording No.: 636012

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 17, 1964
Recording No.: 649323

3. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Skyline Beach Club, Inc..

4. Reservation contained in Deed dated February 4, 1964 and recorded February 10, 1964, under Auditor's File No. 646488, as follows:

"Purchaser agrees to grant or to Permit Skyline on Burrows Bay, Inc., to grant such easements as are necessary to distribution of utilities."

5. Provision set forth on the face of said Plat, as follows:

"No vehicular access from Lots 25 and 26 to Sunset Avenue to the North."

6. 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 non-profit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of said non-profit corporation."

EXHIBIT "B"

Exceptions
(continued)

7. 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 Survey:

Recording No: 200401140056

8. By-Laws of Skyline Beach Club, and the Terms and Conditions thereof:

Adopted on: July 25, 2009
Recorded: July 28, 2009
Auditor's No.: 200907280031

Amendments to the By-Laws:

Recorded: October 18, 2010
Auditor's No.: 201010180061

Recorded: October 25, 2010
Auditor's No.: 201010250050

Recorded: August 22, 2012
Auditor's No.: 201208220010

Recorded: August 29, 2013
Auditor's No.: 201308290044

Recorded: December 21, 2018
Auditor's No.: 201812210006

9. Rights of the public to make necessary slopes for cuts or fills upon the Land in the reasonable original grading of streets, avenues, alleys and roads, as disclosed in the Plat.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by City of Anacortes.
12. Assessments, if any, levied by Skyline Beach Club, Inc..

EXHIBIT "B"
Exceptions
(continued)

13. City, county or local improvement district assessments, if any.