

201909270159
09/27/2019 03:26 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201947-21
SEP 27 2019
Amount Paid \$ 9795.00
Skagit Co. Treasurer
By *BT* Deputy

When recorded return to:
Jerry M. Rutledge and Nancy L. Gordon
1519 Thompson Drive
Camano, WA 98282

STATUTORY WARRANTY DEED 19-3059
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Muriel E. Fisher, a single woman as her separate estate and Richard Leaf, Trustee of the Glen W. Fisher State Exemption Trust, dated December 22, 2009,

for and in consideration of **ten dollars and other valuable consideration**
in hand paid, conveys, and warrants to Jerry M. Rutledge and Nancy L. Gordon, both unmarried persons
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:
Unit 108, BAYSIDE EAST

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): P83115 & 4471-000-108-0003

Dated: 9/23/19

Glen W. Fisher State Exemption Trust dated November 22, 2013

By: Richard Leaf, Trustee
Richard Leaf, Trustee

Muriel E. Fisher by Richard Leaf by Power of Attorney
Muriel E. Fisher by Richard Leaf by Power of Attorney

STATE OF WASHINGTON
COUNTY OF Pierce

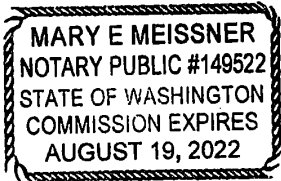
I certify that I know or have satisfactory evidence Richard Leaf is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute this instrument and is the Trustee of the Glen W. Fisher State Exemption Trust Dated December 22, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: RD 23 day of September, 2019

Mary E Meissner
Signature Mary E Meissner

Notary
Title

My appointment expires: 8-19-22



STATE OF WASHINGTON
COUNTY OF Pierce

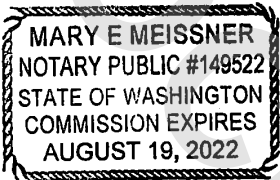
I certify that I know or have satisfactory evidence Richard Leaf is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute this instrument and is the Trustee of the Glen W. Fisher State Exemption Trust Dated December 22, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: RD 23 day of September, 2019

Mary E Meissner
Signature Mary E Meissner

Notary
Title

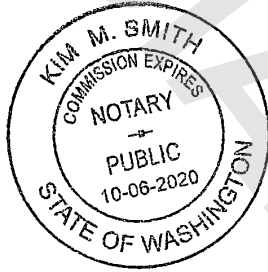
My appointment expires: 8-19-22



State of Washington
County of Skagit

On this 23rd day of September, 2019, before me personally appeared Richard Leaf to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Muriel E. Fisher and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last shown above.



Kim M. Smith
Notary Public in the state of
Washington
Residing at Mount Vernon
My Commission Expires: 10-6-2020

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2411 Skyline Way, Unit 108, Anacortes, WA 98221
Tax Parcel Number(s): P83115 & 4471-000-108-0003

Property Description:

Unit 108, BAYSIDE EAST, according to the Declaration thereof recorded December 18, 1984, under Auditor's File No. 8412180020, and any amendments thereto, and Survey Map and Floor Plans recorded December 18, 1984, under Auditor's File No. 8412180018, in Volume 13 of Plats, pages 122 through 125, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3059-KS

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EXHIBIT B

19-3059-KS

1. Any lien or liens that may arise or be created in consequences of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the way in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights-of-way across lands belonging to the State approved March 9, 1983."

(Affects tidelands)

2. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91959, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects tidelands)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

3. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: January 26, 1962

Auditor's No: 617291

Purpose: Electric transmission and/or distribution line(s), together with necessary appurtenances

Area Affected: The exact location is not disclosed on the record

5. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THAT CERTAIN "CLARIFICATION DEED OF EASEMENT"

Grantor: Skyline Marine Owners Association

Grantee: Skyline Associates

Auditor's No.: 7908080063

6. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 14, 1980

Recorded: August 19, 1980

Auditor's No: 198008190071

Executed By: Skyline Associates

(Affects the Plat of Skyline No. 19, recorded in Volume 13 of Plats, page 19.)

7. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Statutory Warranty Deed

LPB 10-05

Order No.: 19-3059-KS

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Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 198008190072
Executed By: Skyline Associates

8. EASEMENT AGREEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO:

By: Harold Mousel and
Between: Skyline Associates, et al
Recorded: July 31, 1981
Auditor's No.: 198107310041
Providing: For a right-of-way, restrictions and obligations relating to access to the herein described premises

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: August 31, 1984
Auditor's No.: 198408310010
Purpose: Oil and gas pipeline
Affects: The South 1/2 of Tract B, Skyline No. 18

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Bayside Short Plat
Recorded: October 24, 1984
Auditor's No.: 8410240028

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Bayside-East Condominium
Recorded: December 18, 1984
Auditor's No.: 8412180018

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".

12. Terms, provisions, covenants, conditions, definitions, options, obligations, easements and restrictions as may be contained in Condominium Declaration of the hereinafter named Condominium, a Horizontal Property Regime, and as may be contained in the By-Laws adopted pursuant to said Declaration:

Condominium: Bayside East Condominium
Recorded: December 18, 1984
Auditor's No.: 198412180020

Statutory Warranty Deed
LPB 10-05

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ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 20, 2003, May 20, 2005 and June 26, 2008

Auditor's Nos.: 200306200069, 200505200042 and 200806260060

13. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act (Condominiums), Chapter 156, Laws of 1963 (RCW 64.32) as now amended, or as it may hereafter be amended.

14. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

15. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded November 15, 1990 as Auditor's File No. 9011150091

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.

Recorded: February 14, 2007

Auditor's No. 200702140050

Purpose: Transmission line

Area Affected: Portion of subject property and other property