

**When recorded return to:**

Julie Anne Watkins and Ronald Derwin Watkins  
9515 NE 128th St  
Kirkland, WA 98034

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4518

Oct 17 2019

Amount Paid \$8531.20  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038942

**CHICAGO TITLE**  
**020038942**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ray Allen Bowman, a married couple and Bonnie J Bowman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Julie Anne Watkins and Ronald Derwin Watkins, a married  
couple

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

Lot 48, "SKYLINE NO. 10", according to the plat recorded in Volume 9 of Plats, pages 117 through  
120, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59958 / 3826-000-048-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 11, 2019

Ray Allen Bowman  
Ray Allen Bowman  
Bonnie J Bowman  
Bonnie J Bowman

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ray Allen Bowman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-14-19

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



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bonnie J Bowman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 15, 2019

Kathryn A Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish Co  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 NO. 10:**

Recording No: 753632

2. Covenants, conditions, easements and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: June 7, 1971

Recording No.: 753631, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

Amended by instrument(s):

Recorded: April 19, 2004

Recording No.: 200404190151

Recorded: June 28, 2005

Recording No.: 200506280155

Recorded: January 6, 2006

Recording No.: 200601060083

3. 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 the said non-profit corporation.

excepting and reserving unto the Grantor, it's successor and assigns, forever, all minerals of any nature whatsoever, including, but not limited to coal, iron, natural gas and oil, upon said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away same.

4. Bylaws including the terms, covenants and provisions thereof

**EXHIBIT "A"****Exceptions  
(continued)**

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

**Modification(s) of said Bylaws**

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

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

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, dues and charges, if any, levied by Skyline Beach Club, Inc..
7. Assessments, if any, levied by City of Anacortes.
8. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 27, 2019

between Julie Anne Watkins Ronald Derwin Watkins ("Buyer")  
Buyer Buyer  
and Ray Allen Bowman Bonnie J Bowman ("Seller")  
Seller Seller  
concerning 4306 Tyler 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.

Ray A Bowman 9/27/19  
Buyer Date

Authenticated  
Ray A Bowman 09/28/2019  
Seller 2019 11:44:44 AM PDT Date

Bonnie Bowman 9-27-19  
Buyer Date

Authenticated  
Bonnie Bowman 09/28/2019  
Seller 2019 11:42:01 AM PDT Date