



201910310109

10/31/2019 02:02 PM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Donald E. Winget and Constance F. Miller
1004 Commercial Avenue, PMB 583
Anacortes, WA 98221

STATUTORY WARRANTY DEED

14-3394

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Scott D. Richardson, Trustee of Richardson Family Trust dated February 25, 2002, 2002
Highland Dr, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Donald E. Winget and Constance F. Miller, 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: Property LOT 1, Skyline No. 4.

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): P59216 & 3820-000-001-0001

Dated: OCTOBER 30, 2019

Richardson Family Trust dated February 25, 2002

By: [Signature]
Scott D. Richardson, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4795
OCT 31 2019

Amount Paid \$ 17,627.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3394-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Scott D. Richardson, Trustee of Richardson Family Trust dated February 25, 2002 is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30 day of October, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires:

10-6-2020

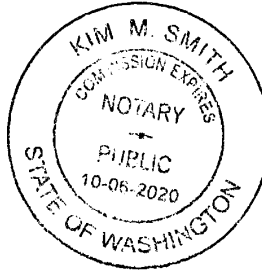


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2606 Highland Drive, Anacortes, WA 98221
Tax Parcel Number(s): P59216 & 3820-000-001-0001

Property Description:

Lot 1, "SKYLINE NO. 4," as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT B

19-3394-KS

1. 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. 4 recorded November 1, 1968 as Auditor's File No. 719990.

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 24, 2005 as Auditor's File No. 200506240110.

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. 721184.

4. 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."

5. Easement, affecting the airspace above subject property for the purpose of unobstructed passage for aircraft including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No. 763227.

6. Terms and Provisions of the By Laws of Skyline Beach Club as recorded under Auditor's File Nos. 200907280031, 201010250050, 201010180061, 201208220010, 201308290044 and 201812210006.

Bylaws may be subject to unrecorded amendments thereto.