

When recorded return to:

Kent T. Gale and Luanne F. Pasik
PO Box 2386
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4815

Nov 01 2019

Amount Paid \$10124.30
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.: 620038360

CHICAGO TITLE

620038360

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sunlight Development Holdings, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kent T. Gale and Luanne F. Pasik, a married couple

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

Lot 30, SKYLINE NO. 1, according to the plat thereof, recorded in Volume 8 of Plats, pages 49 and
50, 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): P59035 / 3817-000-030-0001,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: October 28, 2019

Sunlight Development Holdings, LLC

BY: Steven Fredrick Rice
MemberState of WashingtonCounty of IslandI certify that I know or have satisfactory evidence that Steven Fredrick Rice

~~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 Member of Sunlight Development Holdings, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/30/19

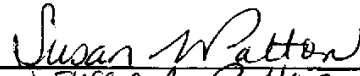

Name: Susan M. Patton
Notary Public in and for the State of WA
Residing at: Oak Harbor
My appointment expires: 2-11-2021

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 SKYLINE NO. 1:
 Recording No: 636081

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recording Date: January 26, 1962
 Recording No.: 617291
 In favor of: Puget Sound Power & Light Company
 Regarding: Electric transmission and/or distribution line

3. Covenants, conditions, restrictions and easements 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: May 16, 1963
 Recording No.: 636012

Modification(s) of said covenants, conditions and restrictions

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

4. Covenants, conditions, restrictions and easements 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 18, 1966
 Recording No.: 677520

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

Granted to: Puget Sound Power & Light Company

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

Purpose: Electric transmission and/or distribution line
 Recording Date: March 26, 1964
 Recording No.: 648337

6. Covenants, conditions, restrictions and easements 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: November 29, 1968
 Recording No.: 818761

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 above:

Imposed by: Skyline Beach Club, Inc.

8. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, including any liability to assessment lien.

Recording No.: 200907280031

9. ByLaws Skyline Beach Club and the terms and conditions thereof

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

Said By-Laws were modified by instruments recorded under Recording No. 201308290044 and Recording No. 201812210006 .

10. 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: 9206150080

11. Easement, including the terms and conditions thereof, granted by instrument recorded July 31, 2018, under recording number 201807310108, records of Skagit County, Washington. For drainage through existing pipe along the East 4 feet of said premises. Said easement is for

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

the benefit of the drainage from Tract 44, Skyline No. 2 in Volume 9 of Plats, page 59, records of Skagit County, Washington.

12. 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."

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Skyline Beach Club, Inc..
15. Assessments, if any, levied by City of Anacortes.