



201912230130

12/23/2019 03:49 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**When recorded return to:**

Shelley Camacho  
Brian Shelley Properties  
2202 Dublin Place  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040521

**CHICAGO TITLE**  
**620040521**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) E. Jean Wilson who acquired title as Jean Willson, a single person  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Brian Shelley Properties, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:  
LOTS 1 AND 2, SKYLINE NO. 6, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES  
64 THROUGH 67, 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): P59389 / 3822-000-001-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20195548

DEC 23 2019

Amount Paid \$ 4811.00  
Skagit Co. Treasurer  
By HB Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: December 11, 2019

E. Jean Wilson

by E. Jean Wilson by Mark Willson as attorney in fact  
E. Jean Wilson, by Mark Willson as attorney in fact

State of WASHINGTON  
County of KING

I certify that I know or have satisfactory evidence that Mark Wilson is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for E. Jean Wilson and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 17, 2019

Lisa Jo Smith  
Name: LISA JO SMITH  
Notary Public in and for the State of WASHINGTON  
Residing at: 22840 196TH AVE SE, Renton, WA  
My appointment expires: 5/26/2022



**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 SKYLINE DIVISION NO. 6:

Recording No: 721494

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: January 20, 1972

Recording No.: 763225

In favor of: Port of Anacortes

For: Free and unobstructed passage of aircraft

Said instrument is a re-recording of instrument(s);

Recording Date: October 29, 1969

Recording No.: 732442

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: December 23, 1968

Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1988

Recording No.: 8812090002

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: November 8, 1979

Recording No.: 7911080053

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

5. 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.

6. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, recorded under recording number 200907280031, including any liability to assessment lien.

Modification(s) of said Bylaws:

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

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

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.

**EXHIBIT "A"**

Exceptions  
(continued)

11. Assessments, if any, levied by Skyline Beach Club, Inc..