

When recorded return to:

Philip Diederichs

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020
JAN 06 2020

Amount Paid \$ 4401⁰⁰
By *MD* Skagit Co. Treasurer Deputy



202001060152

01/06/2020 03:13 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-3779

THE GRANTOR(S) Melvin H. Sandberg and Becky Lee Sandberg, as joint tenants with right of survivorship,

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

in hand paid, conveys, and warrants to Philip Diederichs, a single man

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: :
Lot 36, SKYLINE NO. 1

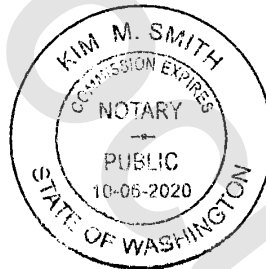
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P59041 & 3817-000-036-0005

Dated: January 3, 2020

Melvin H. Sandberg
Melvin H. Sandberg

Becky Lee Sandberg
Becky Lee Sandberg



Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Melvin H. Sandberg and Becky Lee Sandberg are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3 day of January, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

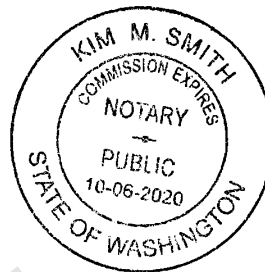


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5704 Rosario Way, Anacortes, WA 98221
Tax Parcel Number(s): P59041 & 3817-000-036-0005

Property Description:

Lot 36, "SKYLINE NO. 1," as per plat recorded in Volume 8 of Plats, pages 49 and 50, records of Skagit County, Washington.

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

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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1. Easement, affecting a portion of subject property for the purpose of transmission lines including terms and provisions thereof granted to Puget Sound Power & Light Company recorded January 26, 1962 as Auditor's File No. 617291.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline on Burrows Bay, Inc., recorded May 16, 1963 as Auditor's File No. 636012.

Above covenants, conditions and restrictions were amended and recorded April 17, 1964 as Auditor's File No. 649323.

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 nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

4. 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. 1 recorded May 17, 1963 as Auditor's File No. 636081.

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".

5. Easement affecting lots 20, 21, 26, 27, 29-37 for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 17, 1963, as Auditor's File No. 636081.

6. Terms and Provisions of the By Laws of Skyline Beach Club and Amendments thereto as recorded July 28, 2009, August 22, 2012, August 29, 2013 and December 21, 2018 under Auditor's File Nos. 200907280031, 201208220010, 201308290044 and 201812210006.