

When recorded return to:
Walter P. Hanchak, Jr and Fengqiu Zhang
4914 Heather Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041464

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1125

Mar 27 2020

Amount Paid \$11194.76

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
620041464

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael A. Ritts and Barbara Crawford Ritts, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Walter P. Hanchak, Jr and Fengqiu Zhang, ~~a married couple~~

husband and wife (M)

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

LOT 153, SKYLINE NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9
OF PLATS, PAGES 12 THROUGH 74, 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): P59814 / 3824-000-153-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 18, 2020

Michael A. Ritts

Michael A. Ritts

Barbara Crawford Ritts

Barbara Crawford Ritts

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Michael A Ritts and Barbara Crawford Ritts
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 25 2020

Janak Quinn
Name: JANAK QUINN
Notary Public in and for the State of WASHINGTON
Residing at: Arlington
My appointment expires: 06/29/2023

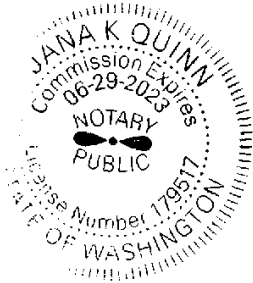


EXHIBIT "A"
Exceptions

1. 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 Skyline No. 8, recorded in Volume 9 of Plats, Pages 72 through 74:

Recording No: 724829

2. Covenants, conditions and restrictions 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: June 14, 2005
Recording No.: 200506140087

This instrument supersedes those instruments recorded under Auditor's File No. 725295 and Auditor's File No. 200403300140, records of Skagit County, Washington.

3. Covenants, conditions and restrictions 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 12, 1975
Recording No.: 817326

4. 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 below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: May 12, 1975
Recording No.: 817326

5. B yLaws of Skyline Beach Club

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

Amendments recorded under Recording No. 201308290044 and Recording No.

EXHIBIT "A"

Exceptions
(continued)

201812210006.

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