

**When recorded return to:**  
Ian Griffith  
42 Bridgetown Bend  
Coronado, CA 92118

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1252

Apr 07 2020

Amount Paid \$13790.00  
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.: 620041812

**CHICAGO TITLE**  
**620041812**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John Adams and Martha Adams, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ian Griffith, a single person and Joy Greene, a single person

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

LOT 57, "SKYLINE NO. 5", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS. PAGES 56, 57  
AND 58, 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): P59370 / 3821-000-057-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 18, 2020



John Adams



Martha Adams

State of ~~WASHINGTON~~ FLORIDA  
County of ~~SNOHOMISH~~ CITRUS

I certify that I know or have satisfactory evidence that John Adams and Martha Adams 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 this instrument.

Dated: 3/23/2020Name: MARK PIMENTELNotary Public in and for the State of FLORIDAResiding at: 6361 NE 104TH CT, BRONSON FL 32621My appointment expires: 5/29/2022

Mark Alexis Pimentel  
COMMISSION # GG222962  
EXPIRES: May 29, 2022  
Bonded Thru Aaron Notary

**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. 5, recorded in Volume 9 of Plats, Pages 56 through 58:

Recording No: 716842

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: September 16, 1968

Recording No.: 718213

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 12, 2005

Recording No.: 200505120052

3. The Terms, Conditions and Reservations as disclosed in Ordinance No. 2348:

Recording Date: February 15, 1995

Recording No.: 9502150073

4. Bylaws Skyline Beach Club and the terms and conditions thereof

Recording Date: July 28, 2009

Recording No.: 200907280031

Modification(s) of said Bylaws

Recording Date: August 29, 2013

Recording No.: 201308290044

Modification(s) of said Bylaws

Recording Date: December 21, 2018

Recording No.: 201812210006

**EXHIBIT "A"**

Exceptions  
(continued)

5. Assessments, if any, levied by Skyline Beach Club, Inc..
6. Assessments, if any, levied by City of Anacortes.
7. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 3/03/20  
between Ian Griffith Joy Greene ("Buyer")  
Buyer Buyer  
and John Adams Martha Adams ("Seller")  
Seller Seller  
concerning 1917 Tweed Place, Anacortes, Wa. 98221 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated: Ian Griffith 03/04/2020  
3/4/2020 4:37:56 PM PST Date  
Buyer  
Authenticated: Joy Greene 03/04/2020  
3/4/2020 4:26:40 PM PST Date  
Buyer

Authenticated: John Adams 03/04/2020 3/23/2020  
3/4/2020 4:18:51 PM PST Date  
Seller  
Authenticated: Martha Adams 03/04/2020 3/23/2020  
3/4/2020 4:25:18 PM PST Date  
Seller