

**When recorded return to:**  
Nicholas Patrick Arnold and Mary-Margaret  
Manning Arnold  
4205 Tyler Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1523

Apr 30 2020

Amount Paid \$6965.00

Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500100022

**CHICAGO TITLE**  
**5001 00022**

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** James C. Carpenter, 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 Nicholas Patrick Arnold and Mary-Margaret Manning Arnold, a married couple

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

Lot 77, Skyline No. 10, according to the plat thereof, recorded in Volume 9 of Plats, page 117, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

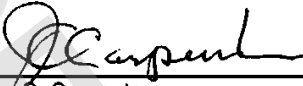
Tax Parcel Number(s): P59987 / 3826-000-077-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

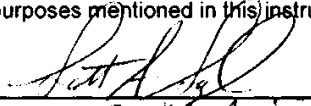
Dated: April 21, 2020

  
\_\_\_\_\_  
James C. Carpenter

State of WASHINGTON

County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that James C. Carpenter is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 24, 2020  
\_\_\_\_\_  
Name: Scott A. Saylor  
Notary Public in and for the State of WA  
Residing at: Everett  
My appointment expires: 11/30/2020

**SCOTT A SAYLER**  
Notary Public  
State of Washington  
My Appointment Expires Nov 30, 2020

**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 the Plat of Skyline No. 10:

Recording No: 753632

2. 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: June 7, 1971

Recording No.: 753631

Amended by instrument(s):

Recording No.: 200404190151

Recording No.: 200506280155

Recording No.: 200601060083

3. Liens and charges as set forth in the above mentioned declaration,

Payable to: Skyline Beach Club, Inc.

4. Bylaws including the terms, covenants and provisions thereof

Recording Date: July 28, 2009

Recording No.: 200907280031

Modification(s) of said Bylaws

Recording No.: 201308290044

Recording No.: 201812210006

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.

## EXHIBIT "A"

### Exceptions (continued)

7. Assessments, if any, levied by City of Anacortes.
8. Assessments, dues and charges, if any, levied by Skyline Beach Club, Inc..
9. 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."