



**202005220147**

05/22/2020 03:14 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

WHEN RECORDED RETURN TO:  
Name: Jonie McBee.  
Address: 2707 Washington Blvd  
Anacortes, WA 98221

**STATUTORY WARRANTY DEED**

**GRANTOR: 4203 Kingsway LLC, a Washington Limited Liability Company**

**GRANTEES: Charles L. McBee and Jonie L. McBee, tenants in common**

**ABBR. LEGAL: LOT 9 "PLAT OF SKYLINE NO. 14",**

**Assessor's Tax Parcel No.: P102741/4600-000-009-0008**

THE GRANTOR, 4203 Kingsway LLC, a Washington Limited Liability Company

For and in consideration of a change in form of ownership only

Conveys and warrants to Charles L. McBee and Jonie L. McBee, tenants in common the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors herein: Lot 9, "PLAT OF SKYLINE NO. 14," as per plat recorded in Volume 15 of Plats, pages 73 and 74, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020 1-7-77  
MAY 22 2020

SUBJECT TO: SEE ATTACHED SCHEDULE B-1

Tax Account Number: P102741/4600-000-009-0008

Dated May 13, 2020

Amount Paid \$   
Skagit Co. Treasurer  
By *Mk* Deputy

STATE OF NEW MEXICO

ss.

County of Bernalillo

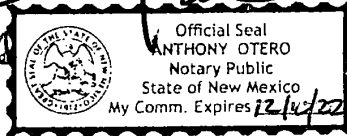
On this 13 day of May, 2020, before me, the undersigned, a notary public in and for the State of *NEW MEXICO*, duly commissioned and sworn, personally appeared Charles L.

McBee, known to me to be one of the individuals described in and who executed the within instrument and demonstrated authority to act on behalf of the above entity and he acknowledged that he signed and sealed the same as the free and voluntary act and deed of the above entity, for the uses and purposes herein mentioned.

*[Handwritten signature of Charles L. McBee]*

*[Handwritten signature of Notary Public]*

Printed name: ~~Charles L. McBee~~  
Notary Public in and for the State of ~~New Mexico~~  
Residing at ~~Bernalillo~~ My commission  
Expires ~~12/14/2022~~

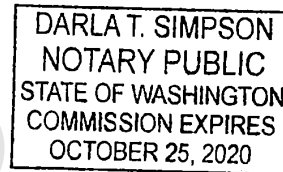


STATE OF TEXAS ~~Washington~~  
ss.  
County of ~~Denton~~ ~~Stagitt~~

On this 9 day of May, 2020, before me, the undersigned, a notary public in and for the State of ~~Washington~~, duly commissioned and sworn, personally appeared Jonie L. McBee, known to me to be one of the individuals described in and who executed the within instrument and demonstrated authority to act on behalf of the above entity and acknowledged that she signed and sealed the same as the free and voluntary act and deed of the above entity, for the uses and purposes herein mentioned.

*[Handwritten signature of Darla T. Simpson]*

Printed name: ~~Darla T. Simpson~~  
Notary Public in and for the State of ~~Washington~~  
Residing at ~~Albuquerque~~ My commission  
Expires ~~10/25/2020~~



## Schedule "B-1"

## EXCEPTIONS

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Port of Anacortes, a municipal corporation  
Purpose: Non-exclusive easement for the free and unobstructed use  
and passage of all types of aircraft  
Area Affected: As shown on face of plat  
Dated: April 15, 1992  
Recorded: April 16, 1992  
Auditor's No.: 9204160061

## B. AGREEMENT AND THE TERMS THEREOF

Between: Christensen Brothers Shake, Inc.  
And: Skyline Beach Club, Inc.  
Dated: March 25, 1993  
Recorded: April 21, 1993  
Auditor's No.: 93044210024  
Regarding: Terms and conditions for membership

## C. Dedication shown on face of plat, as follows:

Know all men by these presents that we, the undersigned, owners in fee simple hereby declare this plat and dedicate to the use of the public forever all streets and avenues or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public roads. Also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all streets shown hereon. Also the right to drain the streets and avenues over and across any lot or lots or tract where water might take a natural course after the road is graded. Public utilities above and below ground on all streets and avenues are hereby dedicated to the City of Anacortes, Washington. Granted hereby is a waiver of all claims for damages against the City of Anacortes which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of such roads.

## D. Easement provision on plat, as follows:

1. An easement is hereby reserved fro and granted to: Puget Sound Power and Light Company, GTE Northwest, TCI Cablevision of Washington and Cascade Natural Gas, and their respective successors and assigns, under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground

conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service together with the right to enter upon the lots at all times for the purpose stated.

2. Easement are hereby reserved for and granted to the City of Anacortes and their respective successors and assigns, under and upon: (1) the entire parcel known as "Open Space B", and (2) the entire parcel known as "Open Space C"; (3) the entire Parcel D' and (4) the Southeasterly 10 feet of Lots 9 through 19, parallel and adjacent to the Southeasterly plat boundary of Skyline Division No. 14, in which to construct, operate and maintain drainage and/or utilities systems.

E. Avigation Easement shown on plat, as follows:

Portions of this plat are subject to Aviation Easement granted to Anacortes Airport and the Westerly and Northerly portion of this plat, Lots 1 through 4, Open Space B, Open Space C, Parcel D, and Lots 15 through 19, abuts the Anacortes Airport which is owned and operated by the Port of Anacortes, which has the continuing right to cause such noise as may ensue from the operation of aircraft.

F. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Executed By: Christensen Brothers, Inc., a Washington corporation  
Recorded: December 28, 1992  
Auditor's No.: 9812280157

G. Easement shown on plat, as follows:

For: Sewer and storm drainage  
Affects: Easterly 10 feet