

When recorded return to:

Allyn Pharo and Rosemary Stuessy

PO BOX 555
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-4348

THE GRANTOR(S) Luverne J. Heying and Carol J. Heying, husband and wife

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Allyn Pharo and Rosemary Stuessy, a married couple

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 41, SKYLINE NO. 9

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): P59888; 3825-000-041-0008

Dated: May 22nd, 2020

[Signature]
Luverne J. Heying

[Signature]
Carol J. Heying

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1841

May 28 2020

Amount Paid \$13790.00

Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4348-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Luverne J. Heying and Carol J. Heying 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: 22 day of May, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

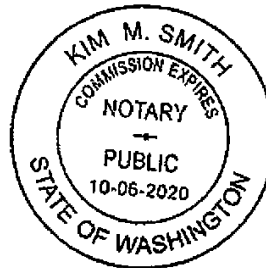


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4807 Glasgow Way, Anacortes, WA 98221
Tax Parcel Number(s): P59888; 3825-000-041-0008

Property Description:

Lot 41, "SKYLINE NO. 9", according to the plat thereof recorded in Volume 9 of Plats, pages 75 through 77, records of Skagit County, Washington.

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EXHIBIT B

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1. 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. 9 recorded June, 6, 1969 as Auditor's File No. 727408.

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".

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, recorded September 10, 1969 as Auditor's File No. 730908.

Above covenants, conditions and restrictions were amended and recorded January 24, 2005 as Auditor's File No. 200501240170.

Above covenants, conditions and restrictions were amended and recorded June 2, 2005 as Auditor's File No. 200506020037.

3. Provision as contained in deed through which title is claimed from Skyline Associates, 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. Terms and Provisions of the By Laws of Skyline Beach Club 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.