

**When recorded return to:**  
Shawna D. Poynter and Michael J. Poynter  
5008 Kingsway  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1940

Jun 03 2020

Amount Paid \$11422.60

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.: 620042748

**CHICAGO TITLE**  
**620042748**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charles W. Andrews and Bette J. Andrews, 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 Shawna D. Poynter and Michael J. Poynter, a married couple

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

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

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

Lot(s): 79 Unit(S): SKYLINE 8

Tax Parcel Number(s): P59736 / 3824-000-079-0004

Subject to:

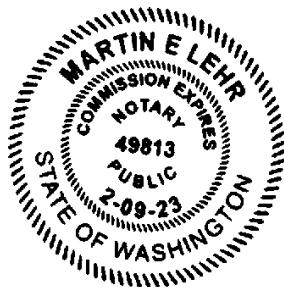
**SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 1, 2020

Charles W. Andrews  
Charles W. AndrewsBette J. Andrews  
Bette J. AndrewsState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Charles W. Andrews and Bette J. Andrews  
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: June 2, 2020Martin E. Lehr  
Name: Martin E. LEHR  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P59736 / 3824-000-079-0004**

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LOT 79, SKYLINE NO. 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 72 THROUGH 74, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 Plat of Skyline No. 8:

Recording No: 724829

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: April 11, 1969  
Recording No.: 725295

3. 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., a Washington nonprofit corporation  
Recording Date: July 14, 1971  
Recording No.: 755337

4. ByLaws of Skyline Beach Club and the terms and conditions thereof:

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

5. 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 Survey:

Recording No: 201811020067

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "B"****Exceptions  
(continued)**

7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020  
Tax Account No.: P59736 / 3824-000-079-0004  
Levy Code: 0900  
Assessed Value-Land: \$216,200.00  
Assessed Value-Improvements: \$324,500.00

**General and Special Taxes:**

Billed: \$5,090.20  
Paid: \$2,545.13  
Unpaid: \$2,545.07

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.
10. Dues, Charges and Assessments, if any, levied by Skyline Beach Club, Inc..



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 May 10, 2020  
between Shawna D. Poynter Michael J. Poynter ("Buyer")  
Buyer Buyer  
and Charles W Andrews Bette J Andrews ("Seller")  
Seller Seller  
concerning 5008 Kingsway 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.

Authenticator  
Shawna D. Poynter  
Buyer 8:48:11 AM PDT 05/11/2020  
Date

Charles W Andrews 5-11-20  
Seller Date

Authenticator  
Michael J. Poynter  
Buyer 8:44:37 AM PDT 05/11/2020  
Date

Bette J Andrews 5-11-20  
Seller Date