

When recorded return to:

Charles Brent Joseph Moore and Lesley Anne C. Blair  
4219 Bryce Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2378  
Jun 30 2020  
Amount Paid \$9231.42  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**

GNW 20-5715

THE GRANTOR(S) Richard A. Metcalf and Dawn Metcalf, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Charles Brent Joseph Moore and Lesley Anne C. Blair, 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 17, SKYLINE DIVISION 12, PHASE I

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): P81230; 4391-000-017-0000

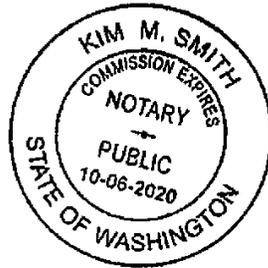
Statutory Warranty Deed  
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Dated: June 23, 2020

Richard A. Metcalf  
Richard A. Metcalf  
Dawn Metcalf  
Dawn Metcalf



STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Richard A. Metcalf and Dawn Metcalf are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 23 day of June, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4219 Bryce Drive, Anacortes, WA 98221  
Tax Parcel Number(s):

Property Description:

Lot 17, "PLAT OF SKYLINE DIVISION 12, PHASE I", as per plat recorded in Volume 12 of Plats, pages 44 and 45, records of Skagit County, Washington.

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**EXHIBIT B**

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.  
  
(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Avigation Easement, affecting the air space over and above subject property for the purpose of unobstructed passage of aircraft including the right to cause noise as may ensue from the operations of aircraft and together with the right to enter upon said lands for the removal of trees, structures or objects of natural growth which exceed elevation zones including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No. 763226.

Said Easement is a correction of Easement recorded under Auditor's File No. 732443

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11. 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 Plat of Skyline Div 12 Phase 1 recorded January 25, 1979 as Auditor's File No. 895351.

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".

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Danard Custom Homes, a Washington corporation, recorded January 25, 1979 as Auditor's File No. 895350.

Above covenants, conditions and restrictions were amended as follows:

Recorded: June 10, 2005 and August 22, 2012

Auditor's No.: 200506100193 and 201208220010

13. Terms and Provisions of Bylaws of Skyline Beach Club, recorded July 28, 2009 as Auditor's File No. 200907280031.

Above Bylaws were amended as Follows:

Recorded: August 22, 2012, August 29, 2013, and December 21, 2018

Auditor's File No.: 201208220010, 201308290044, and 201812210006