

**When recorded return to:**

James R. Butler and Judith A. Butler  
2401 Skyline Way #202  
Anacortes, WA 98221

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-2389

Jun 30 2020

Amount Paid \$10230.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041229

**CHICAGO TITLE CO.****620041229****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Diane Heather Anderson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to James R. Butler and Judith A. Butler, husband and wife

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

UNIT 202-E, "BAYSIDE WEST, A CONDOMINIUM", ACCORDING TO AMENDED  
DECLARATION THEREOF RECORDED UNDER AUDITORS FILE NO. 9508040087, AND ANY  
AMENDMENTS AND/OR RESTATED DECLARATIONS RECORDED SINCE, AND (AMENDED)  
SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 1463 OF OFFICIAL  
RECORDS, PAGE 206, BEING A REVISION OF VOLUME 14 OF PLATS, PAGES 156  
THROUGH 158, 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): P95678 / 4547-000-202-0001

Subject to:


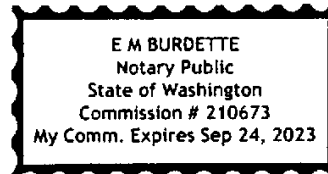
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 24, 2020

  
Diane Heather AndersonState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Diane Heather Anderson 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: 6.25.2020  
Name: E.M. Burdette  
Notary Public in and for the State of Wash  
Residing at: Burlington WA  
My appointment expires: 9.24.2023

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: January 26, 1962  
 Auditor's No.: 617291, records of Skagit County, WA  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
 NOTE: We are unable to determine the exact location of said easement rights.
2. Terms, covenants, condition, and provisions as set forth in that certain "Clarification Deed of Easement";  
 Recorded: August 8, 1979  
 Auditor's No.: 7908080063, records of Skagit County, WA  
 Grantor: Skyline Marine Owners Association  
 Grantee: Skyline Associates
3. Easement provisions contained on the face of Skyline No. 19, as follows:  
  
 A non-exclusive easement is hereby reserved for and granted to the City of Anacortes under and upon each side of the common boundary line between Lots 15 and 16, extending from Skyline Way to the Inner Harbor Line:  
 Affects: Westerly portion of said condominium
4. Easement delineated on the face of said Short Plat recorded in Volume 6 of Short Plats, pages 183 through 185, records of Skagit County, Washington;  
 For: Storm sewer  
 Affects: The Westerly 10 feet
5. Easement Agreement and Maintenance Obligation, including the terms, covenants, and provisions thereof, entered into;  
 By: Harold Mousel; and  
 Between: Skyline Associates, et al  
 Recorded: July 31, 1981  
 Auditor's No.: 8107310041, records of Skagit County, WA  
 Providing: For a right of way and restrictions affecting other property and for obligations relating to access to the herein described premises
6. Easement Agreement and Maintenance Obligation, including the terms, covenants, and provisions thereof, entered into;  
 By: Harold Mousel and Violet J. Mousel, husband and wife; and  
 Between: Bayside East Condominium Association, a Washington non-profit corporation  
 Recorded: November 15, 1990  
 Auditor's No.: 9011150091, records of Skagit County, WA

**EXHIBIT "A"****Exceptions  
(continued)**

Providing: Reciprocal Easement rights and maintenance requirements (reference  
should be made to the record for full particulars)

7. Easement for ingress, egress, and utilities over, under, and across the herein described property as granted by various instruments of record in favor of Apartment Owners of Bayside East, a condominium, the exact location of which is undeterminable.
8. Public Access Easement as delineated on the face of said Short Plat recorded in Volume 6 of Short Plats, pages 183 through 185, records of Skagit County, Washington.
9. Existing underground cables and pipes as delineated on the face of said Condominium.
10. Maintenance and easement provisions contained on the face of Skyline No. 18, as the same affects the South Half of Tract B of said plat, as follows:

The provision is made under the terms of the protective covenants to which the property is subject for the maintenance of any private road shown on the face of this plat by the Skyline Beach Club, Inc. The City of Anacortes has no obligation for the maintenance or repair of any private road shown on the face of this plat. Before consideration of any proposal which dedicates such roads to the public hereafter, such roads must then meet the standards of City of Anacortes.

An easement is hereby reserved to the City of Anacortes for utility purposes over and across Tract B.

11. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: October 26, 1970  
Auditor's No.: 745030, records of Skagit County, WA  
In favor of: The City of Anacortes  
For: Utilities and drains  
Affects: A portion of the Common Area known as the South Half of Tract B of Skyline No. 18.
12. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: August 11, 1975  
Auditor's No.: 821776, records of Skagit County, WA  
In favor of: Division 18 Condominium Dock Owners Association  
For: Ingress and egress  
Affects: A portion of the Common Area known as the South Half of Tract B of Skyline No. 18
13. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: July 31, 1981  
Auditor's No.: 8107310041, records of Skagit County, WA  
In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of Skyline No. 19

**EXHIBIT "A"****Exceptions  
(continued)**

For: A portion of the Common Area known as the South Half of Tract B of  
Skyline No. 18

14. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: August 31, 1984  
Auditor's No.: 8408310010, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: Pipelines for oil, gas, and the products thereof  
Affects: A portion of Common Area known as South Half of Tract B of Skyline No. 18
15. Easement rights of the owners and occupiers of Tract 2 of the above described Short Plat for the use of the stairway for access to the shoreline of Burrows Bay, as disclosed by Amended Declaration recorded July 2, 1993, under Auditor's File No. 9307020031.
16. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons;  
Recorded: November 13, 1990  
Auditor's No.: 9011130073, records of Skagit County, WA  
  
AND in Amendments thereto  
Recorded: July 2, 1993, August 4, 1995, February 15, 1996, December 15, 1997, February 8, 1999, July 26, 2007 and April 24, 2012  
Auditor's Nos.: 9307020031, 9508040087, 9602150091, 9712150128, 9902080244; 200707260162; 200906190122 and 201204240043, records of Skagit County, WA
17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKYLINE NO. 19:
18. Covenants, conditions, restrictions, and easements contained in declaration of restrictions  
Dated: August 14, 1980  
Recorded: August 19, 1980  
Auditor's No.: 8008190071, records of Skagit County, WA  
Executed by Skyline Associates
19. Covenants, conditions, and restrictions contained in declaration of restrictions  
Dated: August 14, 1980

**EXHIBIT "A"****Exceptions  
(continued)**

Recorded: August 19, 1980  
 Auditor's No.: 8008190072, records of Skagit County, WA

20. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 BAYSIDE WEST, A CONDOMINIUM:

Recording No: 9307020030

21. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the legislature of the State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State:", approved March 9, 1893.

Affects: Tidelands described herein.

22. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 91959, records of Skagit County, WA

Affects: Tidelands

23. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

24. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development, disclosed in instrument

Recorded: September 8, 1986

Auditor's No.: 8609080067, records of Skagit County, WA

Imposed by: Skyline Beach Club, Inc., and/or Skyline No. 19 Road Maintenance Association

**EXHIBIT "A"**

**Exceptions  
(continued)**

25. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: July 2, 1993  
Auditor's No(s): 9307020031, records of Skagit County, Washington  
Imposed By: Skyline Beach Club, Inc.
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Comcast of Washington IV, Inc.  
Purpose: Broadband communications system  
Recording Date: March 15, 2015  
Recording No.: 201503160065
27. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
28. Assessments, if any, levied by Skyline Beach Club.
29. Assessments, if any, levied by Skyline 19 Road Maintenance Association.
30. Assessments, if any, levied by Association of Unit Owners of Bayside West Condominium.
31. Assessments, if any, levied by Anacortes.
32. City, county or local improvement district assessments, if any.