

When recorded return to:

Leah Huff and Garry Bockenkanp II
4711 Devonshire Dr
Amcor tee, wa 98221

GNW Title 20-5294 \$106.50

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2399

Jun 30 2020

Amount Paid \$3400.20

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) S and J Properties, LLC, a Missouri Limited Liability Company,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Leah Huff, an unmarried person and Garry Bockenkanp, II, an unmarried person each as their separate estate

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. pg. 3

Abbreviated legal description:

L1 74 Skyline No. 6

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): P59470; 3822-000-074-0001

Dated: June 30, 2020

S and J Properties, LLC, a Missouri Limited Liability Company

By: Scott Kidder, grantor
Scott Kidder, Authorized Signor

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Scott Kidder is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Signor of S and J Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 30 day of June, 2020

Kimm. Smith
Signature

notary
Title

My appointment expires: 10-06-2020

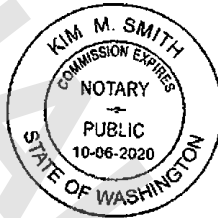


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4711 Devonshire Dr, Anacortes, WA 98221
Tax Parcel Number(s): P59470; 3822-000-074-0001

Property Description:

Lot 74, "Skyline No. 6" as per plat recorded in Volume 9 of Plats, pages 64 through 67A, inclusive, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT B

20-5294-KS

1. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded December 23, 1968 as Auditor's File No. 721698 may be contained in the bylaws adopted pursuant to said Declaration.

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

2. Easement, affecting a portion of subject property for the purpose of airspace including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No's. 763225 and 763227.

Said easement is a correction on an instrument recorded October 29, 1968 as Auditor's file No's. 732442 and 732444.

3. Terms and provisions through deeds which may be notice of a general plan, 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 non-profit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

4. 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. 6 recorded December 17, 1968 as Auditor's File No. 721494.

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".

5. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, Inc., including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031

Said bylaws were also amended by documents recorded as Auditor's File No. 2010010250050, 201208220010 and 201308290044.