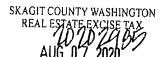
## 202008070054 08/07/2020 10:04 AM Pages: 1 of 4 Fees: \$106.50

Document Title:	
STATUTARY WARRANTY DEED	
Reference Number:	
Grantor(s):	additional grantor names on page
I. KENNETH A NEWKIRK AND PHYLLIS E NEWKIRK, TRUSTEE FOR	
2. KENNETH AND PHYLLIS NEWKIRK REVOCABLE TRUST	
Grantee(s):	additional grantee names on page
I. DAVID STEWART AND KAREN STEWART	
2.	
Abbreviated legal description:	full legal on page(s)
Unit 116, Dock D Slip 31 Skyline No	17 condominium
Assessor Parcel / Tax ID Number:	$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $
P60207	

When recorded return to: David and Karen Stewart 15255 Gibralter Road Anacortes, WA 98221



STATUTORY WARRANTY DEED

Amount Paid \$ 100 Skagit Co. Treasurer

THE GRANTOR: KENNETH A. NEWKIRK AND PHYLLIS E. NEWKIRK, Trustees for the Kenneth and Phyllis Newkirk Revocable Trust,

for and in consideration of Sixty-six thousand and 00/100 (\$66,000.00) dollars

in hand paid, conveys and warrants to David Stewart and Karen Stewart, dated August 1, 2020, the following described real estate, situated in Skagit County, State of Washington.

Unit 116, Dock D, Slip 31 of Skyline No. 17, a condominium, according to the second amended Declaration thereof recorded August 9, 2002, under Auditor's File No. 200208090191, records of Skagit County, Washington, and amended Survey Map and Plans thereof recorded in Volume 6 of Surveys, pages 34 and 35, records of Skagit County, Washington.

Situated in Skagit County, Washington. Tax Parcel Number P60207.

Subject to: Restrictions, reservations and easements of record as per Exhibit "A" attached hereto and made part thereof.

Dated August 1, 2020

Kenneth A. Newkirk, Trustee

Kenneth and Phyllis Newkirk Revocable Trust

Phyllis E. Newkirk, Trustee

Kenneth and Phyllis Newkirk Revocable Trust

State of Washington, County of Yakima

I certify that I know or have satisfactory evidence that Kenneth A. Newkirk and Phyllis E. Newkirk acknowledged to me that they signed and sealed the same as a free and voluntary act for the uses and purposes therein mentioned.

Dated:

Notary Public in and for the State of Washington

Residing at: 181 Heather Heights Road, Selah, Washington 98942

My appointment expires: CT.1,2021

## **Exhibit A**

1. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded:

January 26, 1952

Auditor's No(s):

617291, records of Skagit County, Washington

In favor of:

**Puget Sound Power and Light Company** 

For:

Electric transmission and/or distribution line, together with necessary

appurtences.

Note: We are unable to determine the exact location of said easement rights.

2. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded:

July 23, 1970

Auditor's No(s):

741484, records of Skagit County, Washington

In favor of:

The City of Anacortes

For:

Utilities and drain

Affects:

Portions of the Common Area

3. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded:

August 11, 1975

Auditors No(s):

821777, records of Skagit County, Washington

In favor of:

Division 18 Condominium Dock Owners Association

For:

Ingress and egress

Affects:

That portion of the Common Area lying within Tract B

4. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded:

August 11, 1975

Auditor's No(s):

821779, records of Skagit County, Washington

In favor of:

Division 17 Condominium Dock Owners Association

For:

Ingress and egress

Affects:

That portion of the Common Area lying within Tract B

5. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded:

August 8, 1979

Auditor's No(s):

7908080063, records of Skagit County, Washington

In favor of:

Skyline Associates

For:

Ingress, egress, utilities and incidental purposes

Affects:

That portion of the Common Area lying within Tract B

6. Easement, including the terms and conditions thereof, granted by Instrument(s):

Recorded:

July 7, 1980

Auditor's No(s):

8007070010, records of Skagit County, Washington

In favor of:

The City of Anacortes

For:

Fire Hydrants and related rights

Affects:

Portions of the Common Area lying within Tracts A and B

Continued...

## Exhibit A Page 2

Terms, provisions, covenants, conditions, definitions, options, obligations, easements, and
restrictions as may be contained in Condominium Declaration of said condominium, a Horizontal
Property Regime, and as may be contained in the Bylaws adopted pursuant to said declaration.

Recorded:

July 23, 1970

Auditor's File No:

741481, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded:

December 27, 1984 and August 9, 2002

Auditor's File No(s):

8412270054 and 20020890181, records of Skagit County, Washington

8. Covenants, conditions, restrictions and easements contained in declarations(s) of restriction, but omitting any covenants or restrictions, if any, based on 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.

Recorded:

November 25, 1970

Auditor's No(s):

746168, records of Skagit County, Washington

Executed by: Skyline Associates, a limited partnership, Harry

Davidson, general partner.

Any assessments now or hereafter levied under the provisions of the Condominium Declaration
of said condominium (or any amendment thererto) or under the Bylaws adapted pursuant to
said declaration.

10. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument

Recorded:

November 25, 1970

Auditor's No(s):

746168. Records of Skagit County, Washington

Imposed By:

Skyline Beach Club, Inc.

- 11. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
- 12. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
- 13. Any question that may arise due to shifting or change in the course of the Flounder Bay or due to said bay having shifted or changed its course.

**End of Exhibit A**