



202008070054

08/07/2020 10:04 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

Document Title:

STATUTARY WARRANTY DEED

Reference Number :

Grantor(s):

☐ additional grantor names on page \_\_\_\_.

1. KENNETH A NEWKIRK AND PHYLLIS E NEWKIRK, TRUSTEE FOR
2. KENNETH AND PHYLLIS NEWKIRK REVOCABLE TRUST

Grantee(s):

☐ additional grantee names on page \_\_\_\_.

1. 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:

☐ additional tax parcel number(s) on page \_\_\_\_.

P60207

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

10202985  
AUG 07 2020

### STATUTORY WARRANTY DEED

Amount Paid \$ 1001.00  
Skagit Co. Treasurer  
By *MA* Deputy

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*

Kenneth A. Newkirk, Trustee  
Kenneth and Phyllis Newkirk Revocable Trust

*Phyllis E Newkirk*

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: Aug. 1, 2020

*[Signature]*

Notary Public in and for the State of Washington  
Residing at: 181 Heather Heights Road, Selah, Washington 98942  
My appointment expires: Oct. 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 appurtenances.  
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**

7. 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.

9. Any assessments now or hereafter levied under the provisions of the Condominium Declaration of said condominium (or any amendment thereto) 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**