

When recorded return to:

Kirk L. Seaman and Cynthia D. Seaman
1031 Cyrus Lane
Arcadia, CA 91006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3098
Aug 14 2020
Amount Paid \$12366.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

GNW 19-3504

THE GRANTOR(S) John D. Barnard and Joan Nancy Barnard, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kirk L. Seaman and Cynthia D. Seaman, 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:
Lots 72 & 73, Skyline No. 4

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): P59288/3820-000-073-0004 P59287/3820-000-072-0005

Dated: August 11, 2020

John D. Barnard
John D. Barnard

Joan Nancy Barnard
Joan Nancy Barnard

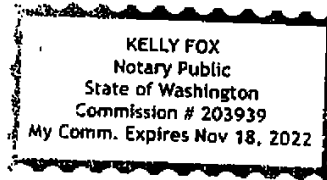
STATE OF WASHINGTON
COUNTY OF King

I certify that I know or have satisfactory evidence that John D. Barnard and Joan Nancy Barnard are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11 day of August, 2020

Kelly Fox
Signature

Kelly Fox, Notary Public
Title



My appointment expires:
Nov 18, 2022

**EXHIBIT A
LEGAL DESCRIPTION**

Property Description:

Lots 72 and 73, SKYLINE NO. 4, according to the plat thereof recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3504-TO

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EXHIBIT B

19-3504-TO

1. 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.

2. (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.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. 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)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. 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)

7. 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)

8. 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)

9. 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 No. 4 recorded November 1, 1968 as Auditor's File No. 719990.

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".

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, recorded November 22, 1968 as

Statutory Warranty Deed
LPB 10-05

Auditor's File No. 720642.

Above covenants, conditions and restrictions were amended and recorded June 24, 2005 as Auditor's File No. 200506240110.

11. Easement, affecting a portion of subject property for the purpose of installing, laying, constructing, renewing, operating and maintaining underground conduits, cables and wires with necessary facilities and other property with electric and telephone service including terms and provisions thereof granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns recorded December 9, 1968 as Auditor's File No. 721184

12. Provisions contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, 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 nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

13. 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. 763227.

14. Terms and Provisions of the By Laws of Skyline Beach Club as recorded under Auditor's File Nos. 200907280031, 201010250050, 201010180061, 201208220010, 201308290044 and 201812210006. Bylaws may be subject to unrecorded amendments thereto.

15. 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 Survey for John D. and Joan Nancy Barnard recorded September 3, 2013 as Auditor's File No. 201309030019.