

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3188

Aug 18 2020

Amount Paid \$10141.00

Skagit County Treasurer

By Marissa Guerrero Deputy

When recorded return to:

Michael R. Horn and Valerie Nguyen Horn  
1702 Sterling Drive  
Anacortes, Wa. 98221

GNW 20-6434

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Joe L. Harrison and Gina Jo Harrison, husband and wife, 193 Axel Court, Ferndale, WA 98248,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Michael R. Horn and Valerie Nguyen Horn, 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: Ptn. Lot 41, SKYLINE NO. 3

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): P59146/3819-000-041-0006

Dated: 8/17/2020

Joe L. Harrison

Gina Jo Harrison

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF Whatcom

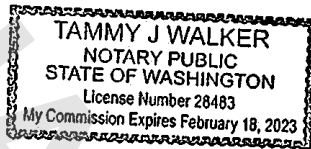
I certify that I know or have satisfactory evidence that Joe L. Harrison and Gina Jo Harrison is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17th day of August, 2020

Signature Tammy J Walker

Title Notary

My appointment expires: 2/18/23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1702 Sterling Drive, Anacortes, WA 98221

Tax Parcel Number(s): P 59146 / 3819-00-041-0006

**Property Description:**

Lot 41, "SKYLINE NO. 3," as per plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington,

EXCEPT the following described portion of Lot 41, above referred, to wit:

Beginning at the North corner of Lot 41, "SKYLINE NO. 3," as per plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington;  
thence Southerly to a point on the Southwesterly line of said lot, which is 58.91 feet Southeasterly of the Southerly corner of Tract "A" of "SKYLINE NO. 3";  
thence Northwesterly along the Southerly line of Lot 41, 58.91 feet to the Southerly corner of Tract "A";  
thence North 34°13'49" East, 90.77 feet to the point of beginning.

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

**EXHIBIT B**

20-6434-SJ

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 Skyline #3 recorded July 31, 1968 as Auditor's File No. 716497.

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 Harry Davidson, General Partner, recorded August 12, 1968 as Auditor's File No. 716889.

Above covenants, conditions and restrictions were amended and recorded March 29, 2005 as Auditor's File No. 200503290150.

11. Terms and Provisions of the Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File

Statutory Warranty Deed  
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No. 200907280031 and all amendments thereto.

Above By-Laws were amended and recorded August 22, 2012 as Auditor's File No. 201208220010.

Above By-Laws were amended and recorded August 29, 2013 as Auditor's File No. 201308290044.

12. Reservations, provisions and/or exceptions contained in instrument executed by Forrest Lee Brissey, et al, recorded June 30, 1980 as Auditor's File No. 8006300055.

Reservation of right of way and easement for ingress, egress and utilities over the Southwesterly 10 feet of the subject property.

Said easement was modified by Quit Claim Deed recorded December 15, 2006, as Auditor's File No. 200612150054. The Ingress and Egress portion of said easement reservation was released.

**13. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Don G. Lofgren and Kaye Lofgren, husband and wife

And: David T. Malseed and Deanna K. Malseed, husband and wife

Dated: January 4, 2007

Recorded: January 5, 2007

Auditor's No.: 200701050023

Regarding: License to allow any vegetation to extend onto their respective properties and the right to use "pathways" on their respective boundary lines for the purposes of ingress and egress along said boundary lines

**20. General Taxes:**

Year: 2020

Amount Billed: \$5,649.76

Amount Paid: \$2,824.93

Tax Account No.: P59146/3819-000-041-0006

Said taxes will not become delinquent if paid on or before October 31st