

**When recorded return to:**  
Kevin Michael Sherman and Samantha Paige  
Sherman  
4206 Kingsway  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3410

Aug 31 2020

Amount Paid \$7925.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620043773

Escrow No.: 620043773

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Phillip A. Seibert, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kevin Michael Sherman and Samantha Paige Sherman, a  
married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 8, SKYLINE DIVISION NO. 14, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME 15 OF PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P102740 / 4600-000-008-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 22, 2020

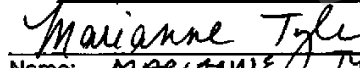
  
\_\_\_\_\_  
Phillip A. Seibert

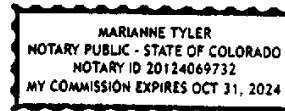
\_\_\_\_\_  
Sherry Seibert

State of COLORADO  
County of JEFFERSON

I certify that I know or have satisfactory evidence that Phillip A. Seibert and ~~Sherry Seibert~~ <sup>MT</sup> are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/26/2020

  
\_\_\_\_\_  
Name: MARIANNE TYLER  
Notary Public in and for the State of COLORADO  
Residing at: DENVER, COLORADO  
My appointment expires: 10/31/2024



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: The Port of Anacortes  
Purpose: Free and unobstructed passage of aircraft in and through the airspace over and above the herein described premises, together with certain rights appurtenant thereto  
Recording Date: January 20, 1972  
Recording No: 763226  
  
Said document is a correction of Avigation Easement recorded under Recording No. 732443.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: City of Anacortes, a municipal corporation  
Purpose: Installation, construction, maintenance, repair  
Recording Date: August 12, 1985  
Recording No: 8508120084
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Port of Anacortes, a municipal corporation  
Purpose: Avigation Easement  
Recording Date: April 16, 1992  
Recording No: 9204160061
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 17, 1992  
Recording No: 9208170060
5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon 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, as set forth in the document

Recording Date: December 28, 1992

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recording No: 9212280157

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skyline Beach Club  
Recording Date: December 28, 1992  
Recording No.: 9212280157

7. Provision 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 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.

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon 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, as set forth on Plat of Skyline Div. No. 14, recorded in Volume 15 of Plats, Pages 73 and 74:

Recording No: 9302100050

9. Agreement, including the Terms and Conditions thereof: By: Christenson Brothers  
Shake, Inc. And Between: Skyline Beach Club, Inc.

Recording Date: April 21, 1993  
Recording No.: 9304210024

Providing: Among other things, agreement for acceptance of land and grant of membership in Skyline Beach Club, Inc.

10. ByLaws Skyline Beach Club

Recording Date: July 28, 2009  
Recording No.: 200907280031

**EXHIBIT "A"**

Exceptions  
(continued)

Amendments to said ByLaws recorded in Recording No. 201308290044, in Recording No. 201812210006, and in Recording No. 202005080022.

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by City of Anacortes.
13. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 21, 2020

between Kevin M & Samantha P Sherman ("Buyer")  
Buyer Buyer  
 and Phillip A Seibert ("Seller")  
Seller Seller  
 concerning 4206 Kingsway Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication: 07/21/2020  
Kevin M Sherman  
 Date: 7:15:27 PM PDT

Authentication: 07/21/2020  
Samantha P Sherman  
 Date: 7:16:13 PM PDT

Authentication: 06/25/2020  
Phillip A Seibert  
 Date: 11:09:11 AM PDT

[Signature] 8/26/2020  
 Seller Date