

When recorded return to:

Spencer Beach

9421 Turnstone Lane  
Blaine, WA 98230

## STATUTORY WARRANTY DEED

GNW 20-7068

THE GRANTOR(S) Marlys A. Aspnes and Mark Nelson Aspnes, Co-Successor Trustees of Aspnes Family Living Trust and Marlys A. Aspnes, a widow, as her separate estate and as Personal Representative for the Dale N. Aspnes Estate

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Spencer Beach, a married man as his separate estate

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: Property 1:  
Lot 20 Skyline 7

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): P56 59600; 3823-000-025-0005

Dated: Sept. 21, 2020

\_\_\_\_\_  
Marlys A. Aspnes

Dale N. Aspnes Estate

By: \_\_\_\_\_  
Marlys A. Aspnes, Personal Representative

Aspnes Family Living Trust

By: \_\_\_\_\_  
Marlys A. Aspnes, Successor Trustee

By: \_\_\_\_\_  
Mark Nelson Aspnes, Successor Trustee  
Douglas

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-7068-KS

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## STATUTORY WARRANTY DEED

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Tax Parcel Number(s): P59600/3823-000-025-0005

Dated: Sept. 21, 2020

Marlys A. Aspnes  
Marlys A. Aspnes

Dale N. Aspnes Estate

By: Marlys A. Aspnes  
Marlys A. Aspnes, Personal Representative

Aspnes Family Living Trust

By: Marlys A. Aspnes  
Marlys A. Aspnes, Successor Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3793  
Sep 22 2020  
Amount Paid \$8895.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

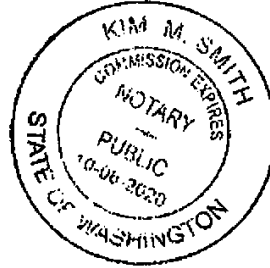
I certify that I know or have satisfactory evidence that Marlys A. Aspnes, Successor Trustee of Aspnes Family Living Trust and Marlys A. Aspnes is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21 day of September, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires:  
STATE OF WASHINGTON  
COUNTY OF SKAGIT



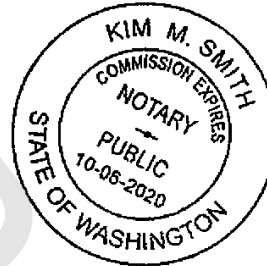
I certify that I know or have satisfactory evidence that Marlys A. Aspnes, Successor Trustee of Aspnes Family Living Trust and Marlys A. Aspnes is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21 day of September, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires:  
STATE OF WASHINGTON  
COUNTY OF SKAGIT



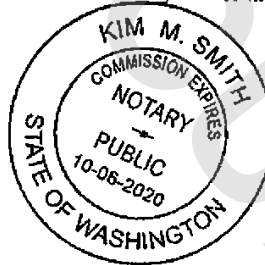
I certify that I know or have satisfactory evidence that Marlys A. Aspnes, Successor Trustee of Aspnes Family Living Trust and Marlys A. Aspnes is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21 day of September, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1907 Cay Way, Anacortes, WA 98221  
Tax Parcel Number(s):

Property Description:

PARCEL "A":

Lot 20, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

PARCEL "B":

That portion of Section 28, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Southeast corner of said Lot 20 of Skyline No. 7; thence South 85°49' 00" East 78 feet; thence North 04° 11' 00" 65.00 feet; thence North 85° 49' 00" West 78.00 feet to the Northeast corner of said Lot 20; thence South along the East line of said Lot a distance of 65.00 feet to the point of beginning.

EXCEPTING THEREOF any portion lying with the boundaries of "SKYLINE SHORT PLAT" (if any) (Volume 6 of Short Plats at pages 87 - 90, Auditor's File No. 8310120030, records of Skagit County, Washington)

**EXHIBIT B**

20-7068-KS

1. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line  
In Favor Of: Puget Sound Power & Light Company, a corporation

Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Exact location undisclosed on the record

2. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 19, 2004

Recorded: July 19, 2004

Auditor's No.: 200407190181

Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 7.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 21, 2004

Recorded: July 23, 2004

Auditor's No.: 200407230174

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005

Recorded: June 6, 2005

Auditor's No.: 200506060071

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skyline No. 7  
Recorded: February 6, 1969  
Auditor's No: 722987

4. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay

5. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

6. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Statutory Warranty Deed  
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7. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: October 18, 2010, October 25, 2010, August 22, 2012 , August 29, 2013, December 21, 2018 and May 8, 2020 .

Auditor's No.: 201010180061, 201010250050, 201208220010 , 201308290044, 201812210006 adn 202005080022.

**8. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Recorded: October 9, 2008

Auditor's No.: 200810090083

Regarding: City of Anacortes Ordinance No. 2787

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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 Survey recorded 02/29/2008 as Auditor's File No. 200802290172. Said Survey affects the South line of the subject property.

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Mark <sup>Douglas</sup> Nelson-Aspnes ,  
Dated: 21 day of September, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires:  
10-6-2020

