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09/30/2020 10:08 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

SEP 30 2020

Amount Paid \$ 2005.00
Skagit Co. Treasurer
By *ML* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR: **David and Joanne Witiak**, for and in consideration of **One hundred twenty-five thousand and 00/100 (\$125,000.00) dollars** in hand paid, conveys and warrants to Kenneth and Phyllis Newkirk Revocable Trust, dated September 30, 2020, the following described real estate, situated in Skagit County, State of Washington.

Unit 69, Dock C, Slip 1 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 P60160.

Subject to: Restrictions, reservations and easements of record as per Exhibit "A" attached hereto and made part thereof.

Dated September 30, 2020

David Witiak

David Witiak

Joanne Witiak

Joanne Witiak

State of Washington, County of Skagit

I certify that I know or have satisfactory evidence that David Witiak and Joanne Witiak acknowledged to me that they signed and sealed the same as a free and voluntary act for the uses and purposes therein mentioned.

Dated: 9-18-2020

Laurie Hodgson

Notary Public in and for the State of Washington

Residing at: *Aracortes*

My appointment expires: 02-04-2024



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
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

Continued...

Exhibit A

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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 there to) 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