

When recorded return to:
Nathaniel Richard Kruder
4303 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4104

Oct 07 2020

Amount Paid \$7765.00

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

Escrow No.: 620044003

CHICAGO TITLE
620044003

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arthur Salcedo and Corinne Salcedo, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nathaniel Richard Kruder, an unmarried person

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

Lot 13, Skyline Div. No. 14, according to the plat thereof, recorded in Volume 15 of Plats, pages 73
& 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): P102745/ 4600-000-013-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 2, 2020

X Arthur Salcedo
Arthur SalcedoX Corinne Salcedo
Corinne SalcedoState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Arthur Salcedo and Corinne Salcedo 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: 10/5/2020

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Wapato, WA
My appointment expires: 10/1/2023

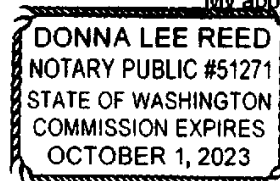


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Recording Date: January 20, 1972
Recording No.: 763226
Regarding: Airspace

Said instrument corrects that certain instrument recorded October 29, 1969 under Recording No. 732443.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Ingress, egress and utilities
Recording Date: August 12, 1985
Recording No.: 8508120084
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Avigation
Recording Date: April 16, 1992
Recording No.: 9204160061
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 17, 1992
Recording No.: 9208170060
5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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
Recording No.: 9212280157

EXHIBIT "A"**Exceptions
(continued)**

6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: January 22, 1979

Recording No.: 895123

7. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Skyline Beach Club, Inc.

8. Agreement and the terms and conditions thereof:

Executed by: Skyline Beach Club and Christensen Brothers Skate, Inc.

Recording Date: April 21, 1993

Recording No.: 9304210024

9. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, recorded under recording number 200907280031, including any liability to assessment lien.

And Amendments to said bylaws, recorded under recording number 201308290044, recording number 201812210006 and recording number 202005080022 .

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