

When recorded return to:

Tod Hendricks and Rhea Hendricks
4541 Anaco Beach Road
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-7381

THE GRANTOR(S) Pamela C. Lowther and David R. Lowther, Trustees of The Pamela C. Lowther Trust dated June 16, 2008, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Tod Hendricks and Rhea Hendricks, 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:

Unit 212, Bldg. A, SKYLINE STORAGE CONDOMINIUM

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): P128336/4981-000-212-0000

Dated: 10/14/2020

The Pamela C. Lowther Trust dated June 16, 2008

By: Pamela C. Lowther, TTE
Pamela C. Lowther, Trustee

By: David R. Lowther, TTE
David R. Lowther, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4291

Oct 16 2020

Amount Paid \$1925.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7381-KS

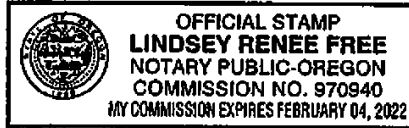
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STATE OF OREGON
COUNTY OF SKAGIT *Benton*

I certify that I know or have satisfactory evidence that Pamela C. Lowther and David R. Lowther are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the Trustees of the Pamela C. Lowther Trust dated June 16, 2008 to be their free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 14th day of October, 2020

Lindsey Renee Free
Signature
Notary
Title



My appointment expires: 02/04/2022

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 6040 Sands Way, #212, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Unit 212, Building No. A, and all common elements, "SKYLINE STORAGE CONDOMINIUM", as per Survey Map and Plans recorded March 2, 2009, under Auditor's File No. 200903020102; and as described in that certain Condominium Declaration recorded March 2, 2009 under Auditor's File No. 200903020103, records of Skagit County, Washington.

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EXHIBIT B

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1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: January 26, 1962

Auditor's No.: 617291

Purpose: Transmission line

Area Affected: Exact location not disclosed on the record

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States Coast Guard

Recorded: July 3, 1961 and March 29, 1962

Auditor's Nos.: 609474 and 619670, respectively

Purpose: Underground power line, together with right of ingress and egress

Area Affected: The exact location of said easement is not disclosed on the record

3. Provisions of the Articles of Incorporation and By-Laws of Skyline Beach Club.

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: E. Rezvani, et ux

Dated: May 31, 1989

Recorded: July 11, 1989

Auditor's No.: 8907110067

Purpose: Ingress, egress and utilities

Area Affected: Easement delineated on the Condominium Survey Map

Said Easement was previously delineated of record on a Survey recorded as Auditor's File No. 8002070002.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Dated: June 17, 2008

Recorded: June 30, 2008

Auditor's No.: 200806300134

Purpose: "...utility systems for ... electricity..."

Area Affected: Ten (10) foot wide portions of the subject condominium

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation

Dated: November 14, 2008

Recorded: December 1, 2008

Auditor's No.: 200812010076

Purpose: "...natural gas pipeline..."etc.

Area Affected: Ten (10) foot wide portion of the subject condominium

7. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

8. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Statutory Warranty Deed
LPB 10-05

Recorded: March 2, 2009
Auditor's File No.: 200903020102

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 Storage Condominium recorded March 2, 2009 as Auditor's File No. 200903020102.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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