

**When recorded return to:**

Joseph Thaddeus Edwards and Sarah Inez  
Edwards  
5604 Sugarloaf Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4431

Oct 23 2020

Amount Paid \$10853.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044342

**CHICAGO TITLE**

620044342

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Lambert, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Joseph Thaddeus Edwards and Sarah Inez Edwards, husband  
and wife

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

Lot 41, "SKYLINE NO. 2," as per plat recorded in Volume 9 of Plats, page 59 and 60, records of  
Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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



Tax Parcel Number(s): P59088 / 3818-000-041-0007

Subject to:

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

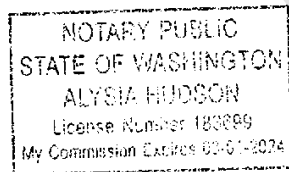
# STATUTORY WARRANTY DEED (continued)

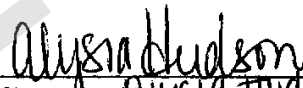
Dated: October 19, 2020

  
Michael Lambert  
  
Rachel Lambert

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Michael Lambert and Rachel Lambert  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10.20.2020

  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 02.01.2024

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKYLINE NO. 2:

Recording No: 719989

2. Unrecorded easement for power line granted to the United States Coast Guard, constructive notice of which is given by recital contained in instrument:

Recording Date: July 3, 1961

Recording No.: 609474

Affects: The exact location is undeterminable

3. 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: January 26, 1962

Recording No.: 617291

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument,

Recording Date: December 9, 1968

Recording No.: 721183

In favor of: Puget Sound Power & Light Company and General Telephone Company of the Northwest

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: November 22, 1968

Recording No.: 720642

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2005

Recording No.: 200506020039

**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: May 26, 1970  
Recording No.: 739441

7. 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 Survey:

Recording No: 9610030003

8. Bylaws, including the terms, covenants and provisions thereof

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

Modification(s):

Recording Date: August 29, 2013  
Recording No.: 201308290044

Recording Date: December 21, 2018  
Recording No.: 201812210006

Recording Date: May 8, 2020  
Recording No.: 202005080022

9. 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

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

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."

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