

When recorded return to:

Phyllis V. Robillard
5101 Kingsway
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-8157

THE GRANTOR(S) Gladys Bailey-Hudec, Trustee of THE GLADYS BAILEY-HUDEC TRUST, dated April 8, 2004,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Phyllis V. Robillard, a married woman as her 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:
Unit 17, SKYLINE NO. 18

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): P60252/3831-000-017-0000

Dated: 11/23/20

Gladys Bailey-Hudec, Trustee
Gladys Bailey-Hudec, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5027

Nov 24 2020

Amount Paid \$997.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gladys Bailey-Hudec is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute this instrument and acknowledged as the Trustee of Gladys Bailey-Hudec Trust, dated April 8, 2004

Dated: 23 day of November, 2020

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2304 Skyline Way, #18 Lot 17, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Unit 17, SKYLINE NO. 18, A CONDOMINIUM, according to Declaration thereof recorded, under Auditor's File No. 745027, and any amendments thereto, and Survey Map and Plans thereof recorded in Volume 9 of Plats, pages 110 and 111, records of Skagit County Washington.

Situated in Skagit County, Washington.

EXHIBIT B

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1. Reservations of minerals, mineral rights, etc., in Deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Auditor's File No. 91959, and recorded in Volume 88 of Deeds, at page 639, and dated January 26, 1923, filed March 3, 1923, as Auditor's File No. 162371, and recorded in Volume 128 of Deeds, page 501. (Affects Tidelands)

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 26, 1962 as Auditor's File No. 617291.

3. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded October 26, 1970 as Auditor's File No. 745027 may be contained in the bylaws adopted pursuant to said Declaration.

4. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Acts (Condominiums)" and amendments thereto.

5. 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"

6. Easement, affecting a portion of subject property for the purpose of right(s) of way for municipal corporation(s), its successors and or assigns along with permit and franchise holders including terms and provisions thereof recorded October 26, 1970 as Auditor's File No. 745030.

7. 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 No. 18, a Condominium recorded October 26, 1970 as Auditor's File No. 745028.

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".

8. Terms, provisions, definitions, obligations and assessments contained in the By-Laws of the Association of Condominium Owners Skyline Marine Condominiums Second Addition (Division No. 18) recorded August 17, 1988 under Auditor's File Number 8808170025 (also shown as 198808170025).

9. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031 and amended by Auditor's File Numbers 201208220010 and 201308290044.

10. Terms and conditions of Ordinance No. 2787, recorded October 9, 2008 as Auditor's File No. 200810090083.

Statutory Warranty Deed
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