

When recorded return to:

Sebastien Bruneau and Kelly M. Bruneau

STATUTORY WARRANTY DEED

GNW 20-8027

THE GRANTOR(S) Gregory A. Barley and Linda S. Barley, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Sebastien Bruneau and Kelly M. Bruneau, a married couple

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

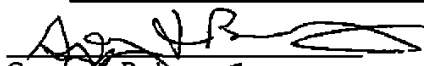
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

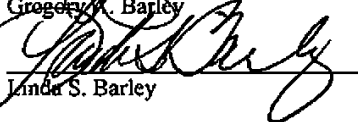
Abbreviated legal description:
Lot 21, SKYLINE NO. 2

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): P59066/3818-000-021-0001

Dated: 11-20-20



Gregory A. Barley


Linda S. Barley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5116

Nov 30 2020

Amount Paid \$7381.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8027-TO

Page 1 of 5

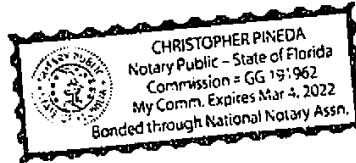
STATE OF *Florida*
COUNTY OF *Seminole*

I certify that I know or have satisfactory evidence that Gregory A. Barley and Linda S. Barley 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 the instrument.

Dated: 20 day of November, 2020

Christopher Pineda
Signature

Notary Public
Title



My appointment expires: *March 4, 2022*

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 5503 Kingsway, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot 21, "SKYLINE NO. 2", according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8027-TO

Page 3 of 5

EXHIBIT B

20-8027-TO

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Easement, affecting a portion of subject property for the purpose of transmission lines including terms and provisions thereof granted to Puget Sound Power & Light Company recorded January 26, 1962 as Auditor's File No. 617291.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, recorded November 22, 1968 as Auditor's File No. 720642.

Above covenants, conditions and restrictions were amended and recorded June 2, 2005 as Auditor's File No. 200506020039.

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein,

Statutory Warranty Deed
LPB 10-05

granted to Puget Sound Energy and/or its predecessors, recorded December 9, 1968, as Auditor's File No. 721183.

12. 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. 2 recorded November 1, 1968 as Auditor's File No. 719989.

13. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

14. Terms and Provisions of the By-Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031. Said By-Laws were amended under Auditor's File Nos. 201010180061, 201010250050, 201208220010, 201308290044 and 201812210006.