

When recorded return to:

Larry A. Litten
2304 Skyline Way
Anacortes, WA 98221

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-5495

Dec 23 2020

Amount Paid \$1085.00

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.: 620045675

CHICAGO TITLE
620045675

STATUTORY WARRANTY DEED

THE GRANTOR(S) Claude Wreford-Brown and Catherine H. Wreford-Brown, 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 Larry A. Litten, a single man

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

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

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

Unit 26, Skyline No. 17, marine condo, 200208090181

Tax Parcel Number(s): P60116

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 21, 2020



Claude Wreford-Brown



Catherine H. Wreford-Brown

State of WASHINGTON

County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Claude Wreford-Brown and Catherine H. Wreford-Brown 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.

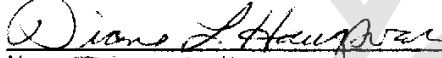
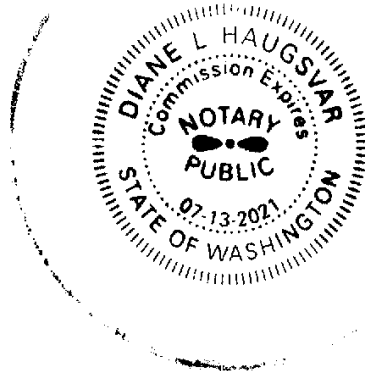
Dated: 12-21-2020Name: Diane L. HaugsvaerNotary Public in and for the State of WAResiding at: Seattle, WAMy appointment expires: 07-13-2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60116

Unit 26 of SKYLINE NO. 17, a Condominium, according to the Declaration recorded under Auditor's File No. 741481 and amended under Auditor's No. 8412270054, and any further amendments thereto; and amended Survey Map and Plans thereof recorded in Volume 6 of Surveys, pages 34 and 35, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 26, 1962
Auditor's No.: 617291, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
NOTE: We are unable to determine the exact location of said easement rights
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: July 23, 1970
Auditor's No.: 741484, records of Skagit County, WA
In favor of: The City of Anacortes
For: Utilities and drains
Affects: Portions of the Common Area
3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 11, 1975
Auditor's No.: 821777, records of Skagit County, WA
In favor of: Division 18 Condominium Dock Owners Association
For: Ingress and egress
Affects: Portion of the Common
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 11, 1975
Auditor's No.: 821779, records of Skagit County, WA
In favor of: Division 17 Condominium Dock Owners Association
For: Ingress and egress
Affects: Portion of the Common Area
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 8, 1979
Auditor's No.: 7908080063, records of Skagit County, WA
In favor of: Skyline Associates
For: Ingress, egress, utilities, and incidental purposes
Affects: Portion of the Common Area
6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: July 7, 1980
Auditor's No.: 8007070010, records of Skagit County, WA
In favor of: The City of Anacortes
For: Fire Hydrants and related rights

EXHIBIT "B"**Exceptions
(continued)**

Affects: Portions of the Common Area lying within Tract A

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

Granted to: Skyline Marine Owners association
 Purpose: Reciprocal waterway
 Recording Date: April 8, 2016
 Recording No.: 201604080029
8. Terms, covenants, conditions, easements, and restrictions AND liability for assessments contained in Declaration of Condominium for said condominium;

Recorded: July 23, 1970
 Auditor's No.: 741481, records of Skagit County, WA

AND in Amendments thereto
 Recorded: December 27, 1984 , August 9, 2002 , and March 21, 2011
 Auditor's No.: 8412270054 , 200208090181, and 201103210167
 Records of: Skagit County, WA
9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 24, 1970
 Auditor's No(s): 871331, records of Skagit County, Washington
 Executed By: Skyline Associates, a limited partnership; Harry Davidson, general partner
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: September 24, 1970
 Auditor's No.: 871331, records of Skagit County, Washington
 Imposed by: Skyline Beach Club, Inc.
11. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the

EXHIBIT "B"Exceptions
(continued)

body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

13. Bylaws - Skyline Beach Club including the terms, covenants and provisions thereof

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

Amended

Recording Nos.: 201308290044, 2018212210006 and 202005080022

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Reciprocal waterway easement
Recording Date: April 8, 2016
Recording No.: 201604080029

15. Dues, charges and assessments, if any, levied by Skyline 17 Condominium Association.
16. Dues, charges and assessments, if any, levied by Skyline Beach Club, Inc.
17. Liability to future assessments, if any, levied by the City of Anacortes.
18. City, county or local improvement district assessments, if any.