

**When recorded return to:**

Joe Ed Wilson  
2005 Bradley Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-194

Jan 15 2021

Amount Paid \$15392.00  
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.: 620045849

CHICAGO TITLE CO.  
620045849

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karl G. Tallman and Renee C. Tallman, 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 Joe Ed Wilson, an unmarried person

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.)

LT 30, SKYLINE NO. 3

Tax Parcel Number(s): P59135 / 3819-000-030-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 5, 2021

Karl G. Tallman  
Karl G. Tallman

Renee C. Tallman  
Renee C. Tallman

State of ~~WASHINGTON~~ California  
County of ~~SKAGIT~~ San Luis Obispo

I certify that I know or have satisfactory evidence that Karl G. Tallman and Renee C. Tallman 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: 1/8/2021

Mary Gerber  
Name: Mary Gerber  
Notary Public in and for the State of California  
Residing at: \_\_\_\_\_  
My appointment expires: 2/14/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P59135 / 3819-000-030-0009**

LOT 30, SKYLINE NO. 3, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 54 AND 55,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 the Plat of Skyline No. 3, recorded in Volume 9 of Plats, Pages 54 and 55:

Recording No: 716497

2. 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, 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: February 22, 1979  
Recording No.: 7902220031

3. 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, 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: March 29, 2005  
Recording No.: 200503290150

Said covenants replaced and superceded prior covenants recorded August 12, 1968 under Recording No. 716889.

4. Bylaws of Skyline Beach Club

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

Modification(s) of said By-Laws:

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

Modification(s) of said By-Laws:

**EXHIBIT "B"**

Exceptions  
(continued)

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

Modification(s) of said By-Laws:

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

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skyline Beach, Inc.  
Recording Date: February 22, 1979  
Recording No.: 7902220031

and

Recording Date: March 29, 2005  
Recording No.: 200503290150

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Anacortes.
8. City, county or local improvement district assessments, if any.

Authentisign ID: 3642A616-4AFD-49FD-8B9A-858EBB8274A5

Authentisign ID: 271838D8-5169-4329-8A01-CDC82025F888

Form 22P  
 Skagit Right-to-Manage Disclosure  
 Rev. 10/14  
 Page 1 of 1

**SKAGIT COUNTY  
 RIGHT-TO-MANAGE  
 NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
 Northwest Multiple Listing Service  
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 10, 2020  
 between Joe Ed Wilson ("Buyer")  
Buyer  
 and Karl G Tallman Renee C Tallman ("Seller")  
Seller  
 concerning 2005 Bradley Drive Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
Joe Ed Wilson 12/10/2020  
Seller 7:51:05 AM PST Date

Buyer Date

Authentisign  
Karl G Tallman 12/10/2020  
Seller 1:11:33 PM PST Date

Authentisign  
Renee C Tallman 12/10/2020  
Seller 1:12:41 PM PST Date