

When recorded return to:

Sten Christian ("Rocky") Goodhope
Sten Christian Goodhope Family Trust Dated July
18th, 2008
12490 Eagle Drive
Burlington, WA 98233

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620046613

Escrow No.: 245439713

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodney J. Glassett, an unmarried man and sole heir of the Estate of Trudy A. Glassett, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Sten Christian Goodhope, Trustee of the Sten Christian Goodhope Family Trust Dated July 18th, 2008

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.)

Lot(s): 30, Skyline Div. 7

Tax Account No.: P59610 / 3823-000-030-0003

Tax Parcel Number(s): P59610, 3823-000-030-0003

Subject to:

Subject to Exhibit "B"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1456

Apr 06 2021

Amount Paid \$20500.60

Skagit County Treasurer

By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 31, 2021


Rodney J. Glassett

State of WASHINGTON

County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that Rodney J. Glassett is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.


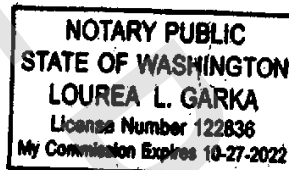
Dated: ~~March 31~~ April 2, 2021
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

Lot 30, "SKYLINE NO. 7," as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

TOGETHER WITH that portion of Section 28, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 30, "SKYLINE NO. 7," as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington; thence South 43°34'28" West, 97.00 feet from which point the center of a curve bears South 43°34'28" West a distance of 50.00 feet; thence Westerly 14.69 feet along the arc of said curve having a central angle of 16°49'43"; thence North 26°44'45" East, 97.00 feet to the Southwesterly corner of said Lot 30; thence Southeasterly 43.18 feet along the arc of aforementioned curvature having a radius of 147.00 feet and a central angle of 16°49'43" to the point of beginning.

EXCEPTING THEREOF any portion lying within the boundaries of "SKYLINE SHORT PLAT" (if any) (Volume 6 of Short Plats, pages 87 through 90, under Auditor's File No. 8310120030, records of Skagit County, Washington.)

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

For APN/Parcel ID(s): **P59610 / 3823-000-030-0003**

Exhibit "B"

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. 7:

Recording No: 722987

2. 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

3. 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:
February 6, 1969
Recording No.:
722988

4. 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:
March 16, 1982
Recording No.:
8203160064

5. Liens and charges as set forth in the above mentioned

declaration, Payable to: Skyline Beach Club, Inc.

6. 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: 200204300108

Said Survey was amended on May 7, 2002 under recording number 200205070060.

7. 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:

July 19, 2004

Recording No.:

200407190181

(continued)

Modification(s) of said covenants, conditions

and restrictions Recording Date: July 23,

2004

Recording No.: 200407230174

Modification(s) of said covenants, conditions

and restrictions Recording Date: June 6,

2005

Recording No.: 200506060071

8. 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: 200802290172

9. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, including any liability to assessment lien.

Recording No.:

200907280031

Recording No.:

201308290044

RecordingNo.:201812210006 RecordingNo.:202005080022

10. 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 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.
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.

esign ID: CCED2E77-1257-49DE-8171-25332F-43/CDC

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 March 05, 2021
 between Sten Christian Goodhope Family ("Buyer")
Buyer
 and Rodney J Glassett ("Seller")
Seller
 concerning 5501 Doon Way 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.

Authentication
Sten Christian Goodhope Family Trust 03/05/2021
 Buyer 3/5/2021 4:57:58 PM PST Date

 Buyer Date

Authentication
Rodney J Glassett 03/09/2021
 Seller 3/9/2021 7:45:03 PM PST Date 2021
Rodney J Glassett
 Seller Date