

When recorded return to:
Richard Waldron and Jill Waldron
4210 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1735
Apr 22 2021
Amount Paid \$11120.00
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.: 620046707

CHICAGO TITLE
620046707

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert O. Lockard, Jr and Mijana Lockard, 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 Richard Waldron and Jill Waldron, a married couple

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 6, Skyline No. 14

Tax Parcel Number(s): P102736 / 4600-000-006-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 16, 2021

Robert O. Lockard, Jr.
Robert O. Lockard, Jr.
Mijana Lockard
Mijana Lockard

State of FLORIDA
or PO Lakeland of POCK

I certify that I know or have satisfactory evidence that
Robert O. Lockard, Jr. + Mijana Lockard
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4-19-2021

Patty Steverson
Name: Patty Steverson
Notary Public in and for the State of FLORIDA
Residing at: POCK County, FL
My appointment expires: 10/22/2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102736 / 4600-000-006-0005

LOT 6, SKYLINE NO.14, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF
PLATS, PAGES 73 AND 74, 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 Plat of Skyline No. 14 :

Recording No: Volume 16 Page 73

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

Granted to: The Port of Anacortes
Purpose: free and unobstructed passage of aircraft in and through the airspace over and above the herein described premises
Recording Date: January 20, 1972
Recording No.: 763226
Affects: as described in said instrument

said easement is a re-record of instrument recorded October 29, 1969 under Recording No. 732443

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

Granted to: City of Anacortes
Purpose: underground utility lines
Recording Date: August 12, 1985
Recording No.: 8508120084
Affects: as described in said instrument

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

Granted to: Port of Anacortes
Purpose: aviation
Recording Date: April 16, 1992
Recording No.: 9204160061
Affects: as described in said instrument

5. 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: underground distribution and electric lines

EXHIBIT "B"

**Exceptions
(continued)**

Recording Date: August 17, 1992
Recording No.: 9208170060
Affects: as described in said instrument

6. 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: December 28, 1992
Recording No.: 9212280157

7. Assessments or charges and liability to further assessments and or charges pursuant to the instrument shown herein.

Imposed By: Skyline Beach Club, Inc.
Recording Date: January 22, 1979 and December 28, 1992
Recording No.: 895123 and 9212280157

8. Agreement and the terms and conditions thereof:

Executed by: Christenson Brothers Shake, Inc. and Skyline Beach Club, Inc.
Recording Date: April 21, 1993
Recording No.: 9304210024

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

Purpose: Ingress, egress and utilities
Recording Date: May 5, 1995
Recording No.: 9505050002
Affects: The West 8 feet of Lot 7 and the East 8 feet of Lot 6

said easement contains, among other things, provisions for maintenance by the common users

10. Provisions contained in the articles of incorporation and bylaws of skyline Beach Club

Recording Date: July 28, 2009
Recording No.: 200907280031
Recording Date: August 29, 2013
Recording No.: 201308290044
Recording Date: December 21, 2018
Recording No.: 201812210006
Recording Date: May 8, 2020

EXHIBIT "B"

**Exceptions
(continued)**

Recording No.: 202005080022

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Anacortes.
14. Assessments, if any, levied by Skyline Beach Club, Inc..

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 07, 2021

between Richard F Waldron Jill D Waldron ("Buyer")
Buyer Buyer
and Robert O. Lockard Jr. Miljana Lockard ("Seller")
Seller Seller
concerning 4210 Kingsway 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.

Authenticated
Richard F Waldron 03/07/2021
Buyer 12:22:16 PM PST Date
Authenticated
Jill D Waldron 03/07/2021
Buyer 12:01:28 PM PST Date

Jul 0 5 2 3.8.2021
Seller Date
Ughur 3/8/21
Seller Date