

When recorded return to:
Katherine M. Gold
1800 Skyline Way Unit 306
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2495
Jun 03 2021
Amount Paid \$7285.00
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.: 620046349

CHICAGO TITLE
620046349

STATUTORY WARRANTY DEED

THE GRANTOR(S) Regina M. Johnson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Katherine M. Gold, an unmarried person

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

Unit 306, 1800 Skyline, a condominium, according to the survey map and plans and declaration recorded January 5, 1982 under Auditor's File Nos. 8201050025 and 8201050026, and as amended by map recorded June 29, 1989, under Auditor's File No. 8906290007, and any amendments thereto, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P82582 / 4448-000-306-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

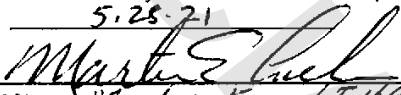
Dated: May 26, 2021



Regina M. Johnson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Regina M. Johnson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5.25.21


Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

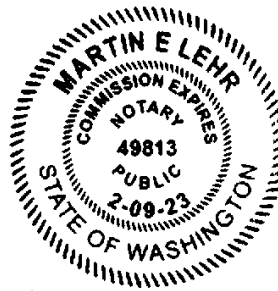


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 26, 1962
 Recording No.: 617291, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

 Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 20, 1981
 Recording No.: 8107200040, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line(s), together with necessary appurtenances
 Affects: Common Areas

3. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: January 5, 1983
 Recording No.: 8201050026, records of Skagit County, Washington

 And in Amendments thereto

Recording No.:	8303110004
Recording No.:	8811040050
Recording No.:	200111150073
Recording No.:	200212090141
Recording No.:	200402200073
Recording No.:	200710240040

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 1800 SKYLINE (REPLAT) A CONDOMINIUM:

 Recording No: 8906290007

5. Lien of assessments levied pursuant to the Declaration of Condominium for 1800 Skyline Condominium recorded under Recording No. 8201050026, and any amendments thereto.

EXHIBIT "A"

Exceptions
(continued)

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 26, 1978
Recording No.: 882153, records of Skagit County, Washington
Imposed By: Skyline Beach Club, Inc.

7. ByLaws of Skyline Beach Club, including the terms, covenants and provisions thereof;

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

Amendment to the Bylaws of Skyline Beach Club, Inc., including the terms, covenants and provisions thereof;

Recording No.: 201308290044
Recording No.: 201812210006
Recording No.: 202005080022

8. Terms, conditions and restrictions of that instrument entitled Memorandum of Easement

Recording Date: October 8, 2009
Recording No.: 200910080082
By: Skyline Homeowners Associaton
Between: Comcast of Washington., Inc.

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by City of Anacortes.

11. City, county or local improvement district assessments, if any.

12. Assessments, if any, levied by Skyline Beach Club, Inc..

13. Assessments, if any, levied by Skyline Condominium Homeowner's Association.

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 April 06, 2021

between Katherine M Gold ("Buyer")
Buyer Buyer

and Regina M Johnson ("Seller")
Seller Seller

concerning 1800 Skyline Way Anacortes 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
Katherine M Gold 04/06/2021
Buyer 11:40:26 PM PDT Date

[Signature] 4/7/21
Seller Date

Buyer Date

Seller Date