202106280176
06/28/2021 03:39 PM Pages: 1 of 3 Fees: $105.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

**When recorded return to:**
David Ross and Nicole Ross
2102 Highland Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2930
Jun 28 2021
Amount Paid $13058.26
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620043161

Escrow No.: 245426062

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Rubicon I.D.C., LLC., a Washington limited liability company

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 David Ross and Nicole Ross, a married couple

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

LOT 12, SKYLINE NO. 5, AS PER THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 56 THROUGH 58, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN COUNTY OF ~~WHATCOM~~ SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59325, 3821-000-012-0007

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# STATUTORY WARRANTY DEED
(continued)

Dated: 06/28/2021

Rubicon I.D.C., LLC.

BY: _____
Matthew Lynch
Managing Member

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Matthew Lynch is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Managing Member of Rubicon I.D.C., LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 06/28/2021

Name: KELLI MOQUIN
Notary Public in and for the State of WA
Residing at: Blaine,
My appointment expires: 08/17/2021

KELLI MOQUIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 17, 2021

UNOFFICIAL DOCUMENT

SPECIAL EXCEPTIONS

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 Skyline No. 5, recorded in Volume 9 of Plats, Pages 56 through 58:

Recording No: 716842

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: September 16, 1968
   Recording No.: 718213

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: May 12, 2005
   Recording No.: 200505120052

3. The Terms, Conditions and Reservations as disclosed in Ordinance No. 2348:

   Recording Date: February 15, 1995
   Recording No.: 9502150073

4. Bylaws Skyline Beach Club and the terms and conditions thereof

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

   Modification(s) of said Bylaws

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

   Modification(s) of said Bylaws

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

   Modification(s) of said covenants, conditions and restrictions

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

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

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

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