

POOR ORIGINAL

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07/30/2021 02:04 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Brian Shelley Properties LLC
5528 Sugarloaf Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3525

Jul 30 2021

Amount Paid \$2133.00

Skagit County Treasurer

By Heather Beauvais Deputy

GNW 21-12195

BARGAIN AND SALE DEED

Reference No.: 21-12195-KH

THE GRANTOR(S)

S and J Properties LLC, a Missouri Limited Liability Company

for and in consideration of

ONE HUNDRED THIRTY THREE THOUSAND AND 00/100 (\$133,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to

Brian Shelley Properties LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

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

Lot 79, Skyline #6

Tax Parcel Number(s): P59475/3822-000-079-0006

Dated: July 22, 2021

S and J Properties LLC, a Missouri Limited Liability Company

By: Kristina Udall

Kristina Udall, Administrator of the Estate of Stanley D. Cope, sole member of the Company

STATE OF WASHINGTON
COUNTY OF SKAGIT

Signed and sworn to (or affirmed) before me on this 23RD day of July, 2021 by Kristina Udall, Administrator of the Estate of Stanley D. Cope, sole member of the Company of S and J Properties LLC.

Amy Green
Signature

Notary Public
Title

My appointment expires: 1-29-2025

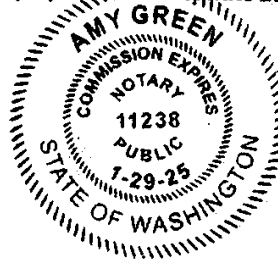


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4701 Devonshire Drive, Anacortes, WA 98221
Tax Parcel Number(s): P59475/3822-000-079-0006

Property Description:

Lot 79, "Skyline No. 6," as per plat recorded in Volume 9 of Plats, pages 64 through 67A, inclusive, records of Skagit County, Washington.

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

EXHIBIT B

21-12195-KH

1. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded December 23, 1968 as Auditor's File No. 721698 may be contained in the bylaws adopted pursuant to said Declaration.

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

2. Easement, affecting a portion of subject property for the purpose of airspace including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No's. 763225 and 763227.

Said easement is a correction on an instrument recorded October 29, 1968 as Auditor's file No's. 732442 and 732444.

3. Terms and provisions through deeds which may be notice of a general plan, as follows,
"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington non-profit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skyline No. 6 recorded December 17, 1968 as Auditor's File No. 721494.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, Inc., including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031

Said bylaws were also amended by documents recorded as Auditor's File No. 2010010250050, 201208220010 and 201308290044.

6. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc.

7. Any tax, fee, assessments or charges as may be levied by Del Mar Community Services.