

When recorded return to:

Timothy W. Cornelius, Lisa S. Scherer, Ian L. Cornelius, and Kaylene F. Cornelius

3407 Washington Court
Anacortes, WA 98221

GNW 21-12196

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian C. Chapin and Erika L. Chapin, husband and wife, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Timothy W. Cornelius and Lisa S. Scherer, a married couple as to an undivided 5% interest and , Ian L. Cornelius and Kaylene F. Cornelius, a married couple as to an undivided 95% interest

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

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

Abbreviated legal description:

Unit 205, Bldg. D, Skyline Storage Condo

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

Tax Parcel Number(s): P128329/4981-000-205-0000

Dated: August 11, 2021


Brian C. Chapin

Erika L. Chapin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3726

Aug 12 2021

Amount Paid \$1685.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12196-KS

Dated: August 11, 2021

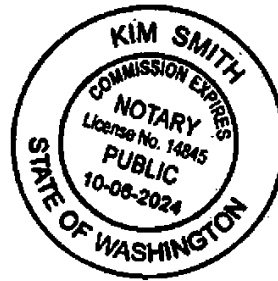
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian C. Chapin 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 the instrument.

Dated: 11 day of August, 2021

Kim Smith
Signature

Notary
Title



My appointment expires: 10-6-2024

Dated: August 11, 2021

Brian C. Chapin

Erika L. Chapin

STATE OF IDAHO
COUNTY OF

I certify that I know or have satisfactory evidence that Erika L. Chapin 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 the instrument.

Dated: 11 day of August, 2021

Alisha Chamberland
Signature

notary public
Title

ALISHA JOY CHAMBERLAND
NOTARY PUBLIC
STATE OF IDAHO
COMM # 20182287

My appointment expires: 11/19/24

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 6040 Sands Way, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Unit 205, Building No. D, TOGETHER WITH all common elements, "SKYLINE STORAGE CONDOMINIUM," as per Survey Maps and Plans recorded March 2, 2009, under Auditor's File No. 200903020103, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B
21-12196-KS

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 26, 1962, as Auditor's File No. 617291.
2. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of ingress, egress and utilities, in favor of H. Stuart Litzsinger and Alma D. Litzsinger, his wife, recorded July 3, 1961 as Auditor's File No. 609474.
3. Agreement, affecting subject property, regarding sale of power line and the terms and provisions thereof between U.S. Coast Guard and Puget Sound Power & Light Company, recorded March 29, 1962 as Auditor's File No. 619670.
4. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to E. Rezvani and Fereshteh Rezvani, his wife, and their heirs and assigns recorded July 11, 1989 as Auditor's File No. 8907110067.
5. 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 Record of Survey for Skyline Associates recorded February 7, 1980 as Auditor's File No. 198002070002.
6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 30, 2008, as Auditor's File No. 200806300134.
7. Easement, affecting a portion of subject property for the purpose of a natural gas pipeline or pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded December 1, 2008 as Auditor's File No. 200812010076.
8. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as

Statutory Warranty Deed
LPB 10-05

may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Storage LLC, recorded March 2, 2009 as Auditor's File No. 200903020103.

10. 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 Storage Condominium recorded March 2, 2009 as Auditor's File No. 200903020102.

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".