

When recorded return to:

Malorey Hallenbeck and Nicholas Hallenbeck
4706 Yorkshire Drive
Anacortes, WA 98221

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3855

Aug 20 2021

Amount Paid \$5589.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

A FIDELITY & BOND COMPANY

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048664

CHICAGO TITLE CO.
620048664

STATUTORY WARRANTY DEED

THE GRANTOR(S) WW NO 4, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Malorey Hallenbeck and Nicholas Hallenbeck, a married couple

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

Lot 65, Skyline No. 6, according to the plat thereof, recorded in Volume 9, pages 64 through 67A,
inclusive, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59460 / 3822-000-065-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 4, 2021

WW NO 4, LLC

BY:

John W. Stevens
Authorized signerState of WashingtonCounty of SkagitI certify that I know or have satisfactory evidence that John W. Stevens

☒ are the person(s) who appeared before me, and said person acknowledged that ☒ (he/she/they) signed this instrument, on oath stated that ☒ (he/she/they) was authorized to execute the instrument and acknowledged it as the Authorized Signer of WW No 4, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

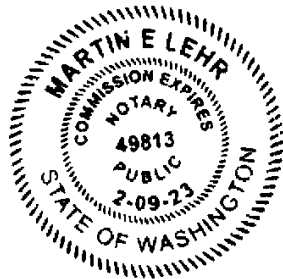
Dated: August 18, 2021Name: Martin E. LehrNotary Public in and for the State of WAResiding at: La ConnerMy appointment expires: 2-9-23

EXHIBIT "A"**Exceptions**

1. 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 SKYLINE DIVISION NO. 6:

Recording No: 721494

2. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recording Date: January 20, 1972
 Recording No.: 763225
 In favor of: Port of Anacortes
 For: Free and unobstructed passage of aircraft

Said instrument is a re-recording of instrument(s):

Recording Date: October 29, 1969
 Recording No.: 732442

3. Covenants, conditions, restrictions and easements 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 23, 1968
 Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1988
 Recording No.: 8812090002

4. Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, 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 nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

EXHIBIT "A"**Exceptions
(continued)**

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Skyline Beach Club, Inc.

6. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, recorded under Recording No. 200907280031, including any liability to assessment lien.

Modification(s) of said Bylaws:

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

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

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

7. 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."

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

EXHIBIT "A"

Exceptions
(continued)

9. Assessments, if any, levied by Skyline Beach Club, Inc..
10. Assessments, if any, levied by City of Anacortes.
11. City, county or local improvement district assessments, if any.