

When recorded return to:

Christopher A. Foy and Tracy M. Peterson Foy
3307 W 3rd St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3965

Aug 27 2021

Amount Paid \$1045.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620049029

Escrow No.: 620049029

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cindy Maxwell, Administratrix of the Estate of Jay J. Lund, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Christopher A. Foy and Tracy M. Peterson Foy, a married
couple

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

Unit 121, SKYLINE NO. 18, a condominium, intended for a mooring basin and marina use only,
according to Survey Map and Set of plans recorded in Volume 9 of Condominiums, pages 110 and
111, records of Skagit County, Washington, under Auditors File No. 745028 and Auditor's File No.
745029, records of Skagit County, and Survey map setting forth and delineating a description of
the land as provided in RCW 64.32.090(1), and according to Condominium Declaration thereof
recorded October 26, 1970, under Auditor's File No. 745027 and any amendments thereto, and
Survey Map and Plans thereof recorded in Volume 9 of Plats, pages 110 and 111, records of
Skagit County, Washington.

* map

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P60357 / 3831-000-121-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 8/24/21

Cindy Maxwell, Administratrix of the Estate of Jay J. Lund, deceased

BY: *Cindy Maxwell*
Cindy Maxwell
AdministratrixState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Cindy Maxwell 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 Administratrix of Cindy Maxwell, Administratrix of the Estate of Jay J. Lund, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/24/2021

Martha Vernier
Name: MARTHA VERNIER
Notary Public in and for the State of WASHINGTON
Residing at: FERNDALE
My appointment expires: 8/14/2023



EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: January 26, 1962
Recording No.: 617291, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
NOTE: We are unable to determine the exact location of said easement rights.
2. 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 NO. 18, A CONDOMINIUM:

Recording No: 745028
3. Easement including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 26, 1970
Recording No.: 745030, records of Skagit County, WA
To: The City of Anacortes
For: Utilities and drains
Affects: Portion of Common Area, including Tracts A and B
4. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: August 11, 1975
Recording No.: 821776, records of Skagit County, WA
In favor of: Division 18 Condominium Dock Owners Association
For: Ingress and egress
Affects: That portion of the Common Area lying within Tract B
5. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: July 31, 1981
Recording No.: 8107310041, records of Skagit County, WA
In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of Skyline No. 19
For: Ingress, egress, and utilities and incidental purposes
Affects: That portion of the Common Area lying within the South Half of Tract B
6. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: August 31, 1984

EXHIBIT "A"Exceptions
(continued)

Recording No.: 8408310010, records of Skagit County, WA
 In favor of: Cascade Natural Gas Corporation
 For: Pipelines for oil, gas, and the products thereof
 Affects: That portion of the Common Area lying within the South Half of Tract B

7. Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument
 Recorded: June 9, 1977
 Recording No.: 857688, records of Skagit County, WA
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
 Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument
 Recorded: June 9, 1977
 Recording No.: 857688, records of Skagit County, WA
 Imposed by: Skyline Beach Club, Inc.
9. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;
 Recorded: October 26, 1970
 Recording No.: 745027, records of Skagit County, WA

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: October 2, 2012
 Recording No.: 201210020095
10. Bylaws including the terms, covenants and provisions thereof

 Recording Date: August 17, 1988
 Recording No.: 8808170025

 Modification:

 Recording No. 202011090070
11. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "A"

Exceptions
(continued)

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 9, 2008
Recording No.: 200810090083, records of Skagit County, Washington
Imposed By: City of Anacortes
14. ByLaws Skyline Beach Club including the terms, covenants and provisions thereof

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

Modification(s) of said ByLaws

Recording No.: 201308290044
Recording No.: 201312210006
Recording No.: 202005080022
15. Ordinance No. 2787 including the terms, covenants and provisions thereof

Recording Date: October 9, 2008
Recording No.: 200810090083
16. Dues, charges and assessments, if any, levied by Skyline Beach Club, Inc.
17. Dues, charges and assessments, if any, levied by Skyline Marina Condominium Second Addition.
18. Liability to future assessments, if any, levied by the City of Anacortes.
19. City, county or local improvement district assessments, if any.