

**When recorded return to:**  
Michael W. Powers and Mary M. Powers  
5512 Kingsway  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**W20049258**

Escrow No.: 620049258

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert E. Turner and Eva M. Turner, co-trustees of the Robert E. Turner Family Trust dated August 28, 1996

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael W. Powers and Mary M. Powers, a married couple

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

TRACT 13, "SKYLINE NO. 2", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 59 AND 60, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59058 / 3818-000-013-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4735  
Oct 15 2021  
Amount Paid \$14074.80  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 11, 2021

The Robert E. Turner Family Trust dated August 28, 1996

BY: Robert E. Turner  
Robert E. Turner  
Trustee

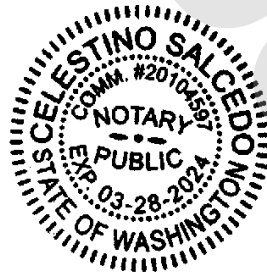
BY: Eva M. Turner  
Eva M. Turner  
Trustee

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Robert E. Turner and  
Eva M. Turner  
is/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 Trustee of The Robert E. Turner Family Trust dated August 28, 1996 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-13-2021

Ce  
Name: Celestino Salcedo  
Notary Public in and for the State of Washington  
Residing at: Skagit  
My appointment expires: 03-28-2024



**EXHIBIT "A"**  
Exceptions

1. 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 the Plat of Skyline No. 2:

Recording No: 719989

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: January 26, 1962  
Recording No.: 617291  
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company and General Telephone Company of the Northwest  
Recording Date: December 9, 1968  
Recording No.: 721183  
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States Coast Guard  
Purpose: unrecorded easement for power line  
Recording Date: July 3, 1961  
Recording No.: 607474  
Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line together with necessary appurtenances  
Recording Date: February 27, 1969  
Recording No.: 723684

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

**Affects:** Portion of said premises

6. 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: November 22, 1968

Recording No.: 720642

Said covenant has been revised under Recording no. 200506020039

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: By Laws of Skyline Beach Club, Inc

Recording Date: December 12, 1968

Recording No.: 721326

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: David M. and Charlotte Rudd and Ralph and Frances R. DeBruler

Purpose: To drain only water from roof and footing drains through the existing six (6) inch heavy duty storm drain pipe

Recording Date: November 22, 2002

Recording No.: 200211220143

Affects: Portion of said premises

9. 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 Survey:

Recording No: 200401140056

10. By Laws of Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 28, 2009

Recording No.: 200907280031

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

Said document has been amended and recorded under:

Recording No.: 201308290044  
Recording No.: 201812210006  
Recording No.: 202005080022

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Anacortes.