

When recorded return to:

Scott Propst
2411 Skyline way #205
Brookings, WA 98221

GNW 21-12794

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard E. Knudson and Friederike M. Knudson, husband and wife

for and in consideration of ten dollars and other valuable consideration, as part of an IRS 1031 Tax
Deferred Exchange

in hand paid, conveys, and warrants to Scott Propst, a single person

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, BAYSIDE EAST CONDOMINIUM

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): P83120/4471-000-205-0005

Dated: Nov 9 21

By: [Signature]
Richard E. Knudson

By: [Signature]
Friederike M. Knudson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5282
Nov 18 2021
Amount Paid \$9963.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Dated: 11-10-21

MTS Living Trust dated January 24, 2019

Richard E. Knudson
Richard E. Knudson, Trustee

Friederike M. Knudson
Friederike M. Knudson, Trustee

By: *Richard E. Knudson*
Richard E. Knudson

By: *Friederike M. Knudson*
Friederike M. Knudson

**STATE OF WASHINGTON
COUNTY OF**

I certify that I know or have satisfactory evidence that Richard E. Knudson and Friederike M. Knudson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

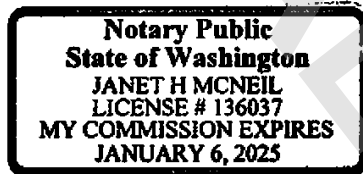
Statutory Warranty Deed
LPB 10-05

Dated: 10 day of November, 2021

Janet H McNeil
Signature

Notary
Title

My appointment expires: 1-6-2025



STATE OF WASHINGTON
COUNTY OF

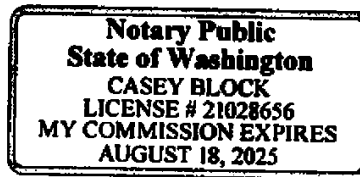
I certify that I know or have satisfactory evidence that Richard E. Knudson and Friederike M. Knudson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9th day of November, 2021

Casey Block
Signature

Notary Public
Title

My appointment expires: 8-18-2025



Statutory Warranty Deed
LPB 10-05

Order No.: 21-12794-KS

Page 2 of 6

Abbreviated legal description:

Unit 205, BAYSIDE EAST CONDOMINIUM

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): P83120/4471-000-205-0005

**Statutory Warranty Deed
LPB 10-05**

Order No.: 21-12794-KS

Page 2 of 12

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2411 Skyline Way, 205, Anacortes, WA
98221

Tax Parcel Number(s): P83120/4471-000-205-0005

Property Description:

Unit 205, BAYSIDE EAST CONDOMINIUM, according to the Declaration thereof recorded December 18, 1984, under Auditor's File No. 8412180020, and any amendments thereto, and Survey Map and Floor Plans recorded December 18, 1984, under Auditor's File No. 8412180018, in Volume 13 of Plats, pages 122 through 125, records of Skagit County, Washington.

EXHIBIT B
21-12794-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.

2. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91959, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects tidelands)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

3. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce,

Statutory Warranty Deed
LPB 10-05

navigation, flood control, fishing and production of power.

4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: January 26, 1962

Auditor's No: 617291

Purpose: Electric transmission and/or distribution line(s), together with necessary appurtenances

Area Affected: The exact location is not disclosed on the record

5. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THAT CERTAIN "CLARIFICATION DEED OF EASEMENT"

Grantor: Skyline Marine Owners Association

Grantee: Skyline Associates

Auditor's No.: 7908080063

6. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 14, 1980

Recorded: August 19, 1980

Auditor's No: 198008190071

Executed By: Skyline Associates

(Affects the Plat of Skyline No. 19, recorded in Volume 13 of Plats, page 19.)

7. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 198008190072
Executed By: Skyline Associates

8. EASEMENT AGREEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO:

By: Harold Mousel and
Between: Skyline Associates, et al
Recorded: July 31, 1981
Auditor's No.: 198107310041
Providing: For a right-of-way, restrictions and obligations relating to access to the herein described premises

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: August 31, 1984
Auditor's No.: 198408310010
Purpose: Oil and gas pipeline

Statutory Warranty Deed
LPB 10-05

Affects: The South 1/2 of Tract B, Skyline No. 18

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

**Name: Bayside Short Plat
Recorded: October 24, 1984
Auditor's No.: 8410240028**

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

**Name: Bayside-East Condominium
Recorded: December 18, 1984
Auditor's No.: 8412180018**

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”.

12. Terms, provisions, covenants, conditions, definitions, options, obligations, easements and restrictions as may be contained in Condominium Declaration of the hereinafter named Condominium, a Horizontal Property Regime, and as may be contained in the By-Laws adopted pursuant to said Declaration:

Condominium: Bayside East Condominium
Recorded: December 18, 1984
Auditor's No.: 198412180020

**ABOVE COVENANTS, CONDITIONS AND
RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Recorded: June 20, 2003, May 20, 2005 and June 26, 2008
Auditor's Nos.: 200306200069, 200505200042 and
200806260060

13. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act (Condominiums), Chapter 156, Laws of 1963 (RCW 64.32) as now amended, or as it may hereafter be amended.

14. 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 may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64)

Statutory Warranty Deed
LPB 10-05

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

15. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded November 15, 1990 as Auditor's File No. 9011150091

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.

Recorded: February 14, 2007

Auditor's No. 200702140050

Purpose: Transmission line

Area Affected: Portion of subject property and other property