

When recorded return to:

Daniel Cauffman and Patricia Cauffman
2469 208th Pl. SE
Bellingham, WA 98021

GNW 21-12402

STATUTORY WARRANTY DEED

THE GRANTOR(S) BeachFront Properties LLC, a Washington Limited Liability Company, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Daniel Cauffman and Patricia Cauffman, a married couple

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: Lot 9 Plat of Fidalgo Villas

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): P132704; 6025-000-009-0000

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2021-5393
Date 11/24/2021

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Dated: Nov-24, 2021

BeachFront Properties LLC, a Washington Limited Liability Company

By: [Signature]
John-Paul Cox

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that John-Paul Cox is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of BeachFront Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 24 ^{November} day of ~~October~~, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 5807 Flounder Bay Lane, Anacortes, WA 98221
Tax Parcel Number(s): P132704; 6025-000-009-0000

Property Description:

Lot 9 "Plat of Fidalgo Villas" as per plat recorded as Skagit County Auditor's File No. 201505190075.

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EXHIBIT B

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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 01/26/1962, as Auditor's File No. 617291.
2. Various easements, provision, conditions and restrictions as set forth in instrument recorded 02/2/1972 as Auditor's File NO. 764620.
3. Unrecorded easement for underground powerline over and across the premise herein described, together with right of ingress and egress, in favor of United States Coast Guard and Puget Sound Power & Light Company, a corporation, constructive notice of which is given by recital contained in instruments recorded as Auditor's File Nos. 609474 and 619670.
4. Easement, affecting a portion of subject property for the purpose of gas pipeline including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 10/17/1973 as Auditor's File No. 792226. Affects: a 10-foot wide strip of land.
5. Easement, affecting a portion of subject property for the purpose of gas pipe line including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 01/16/1974 as Auditor's File No. 795667. Affects: a 10-foot wide strip of land.
6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership,, recorded 08/19/1980 as Auditor's File No. 8008190071.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership,, recorded 08/19/1980 as Auditor's File No. 8008190072.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

8. 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 No. 19 recorded 08/19/1980 as Auditor's File No. 8008190069.

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".

9. Reservation of minerals, mineral rights, etc., in deeds from the State of Washington, dated 01/05/1912 and recorded 06/29/1912 as Auditor's File No. 91959 in Volume 88 of Deeds Page 639; and dated 01/26/1923 and recorded 03/03/1923 as Auditor's File No. 162371 in Volume 128 of Deeds, Page 501. Affects: Tidclands only.

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10. Easement, affecting a portion of subject property for the purpose of Electric Power Line including terms and provisions thereof granted to United States of America recorded 07/07/1970 as Auditor's File No. 740898. See Informational Note No. 1.
11. Easement, affecting a portion of subject property for the purpose of Utilities and related appurtenances including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818681. Affects: at least Lots 11-18 of Fidalgo Villas. See Informational Note No.1.
12. Easement, affecting a portion of subject property for the purpose of Utilities and related appurtenances including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818682. See Informational Note No. 1.
13. Easement, affecting a portion of subject property for the purpose of utilities and related appurtenance including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818683. See Informational Note No. 1.
14. Easement, affecting a portion of subject property for the purpose of utilities and related appurtenances including terms and provisions thereof granted to City of Anacorte recorded 06/09/1975 as Auditor's File No. 818864. See Informational Note No. 1.
15. Easement, affecting a portion of subject property for the purpose of Utilities and related appurtenances including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818686. Affects: At least Lots 11-18 of Fidalgo Villas. See Informational Note No. 1.
16. Easement, affecting a portion of subject property for the purpose of utilities and related appurtenances including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818687. See Informational Note No. 1.
17. Easement, affecting a portion of subject property for the purpose of ingress, egress, utilities and drainage including terms and provisions thereof granted to City of Anacorte recorded 10/08/1975 as Auditor's File No. 824613. See Informational Note No. 1.
18. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
19. Provisions, conditions and restrictions as set forth in Skagit County Superior Court Cause No. 36288, wherein Skyline Marina Inc. is Plaintiff, and Skyline Associates, et al. are Defendants, reference to the record being made for full particulars.
20. 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, navigation, flood control, fishing and production of power.
21. 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 04/22/2013, as Auditor's File No. 201304220242.
22. Skyline Beach Club, Inc., aka Skyline Property owners Bylaws as recorded as Auditor's File No. 20090728003 and amendments recorded as Auditor's File Nos. 201208220019 and 201308290044.

23. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by West Coast Land Investments, Inc., recorded 05/19/2015 as Auditor's File No. 201505190076. Said instrument is a rerecording of Auditor's File No. 201505120128.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

24. 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 Plat of Fidalgo Villas recorded 05/19/2015 as Auditor's File No. 201505190075. Said instrument is a rerecording of Auditor's File No. 201505120127.

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".