

When recorded return to:

Lonny E. Townsend and Lori Townsend  
6412 Scashell Street  
Anacortes, WA 98221

GNW 21-12094

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Beachfront Properties LLC Inc., a Washington Limited Liability Company, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Lonny E. Townsend and Lori Townsend, 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 2, 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): P132697; 6025-000-002-0000

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 2021-5492  
Date 12/01/2021

Statutory Warranty Deed  
1/PB 10-05

Order No.: 21-12094-KS

Page 1 of 7

Dated: NOV. 30, 2021

Beachfront Properties LLC Inc, a Washington Corporation

By: [Signature]  
John-Paul Cox, Managing Member

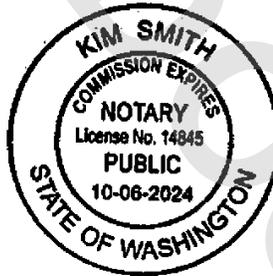
STATE OF WASHINGTON  
COUNTY OF SKAGIT

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

Kim Smith  
Signature

Notary  
Title

My appointment expires: 10-6-24



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12094-KS

Page 2 of 7

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2217 Skyline Way, Anacortes, WA 98221  
Tax Parcel Number(s): P132697;6025-000-002-0000

**Property Description:**

Lot 2, PLAT OF FIDALGO VILLAS, as per plat recorded on May 19, 2015 under Auditor's File No. 201505190075, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12094-KS

Page 3 of 7

**EXHIBIT B**  
21-12094-KS

**1. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:**

In Favor Of: Puget Sound Power & Light Company  
Recorded: January 26, 1962  
Auditor's No: 617291  
For: Transmission line  
Affects: Exact location undisclosed on the record

2. Various easements, provisions, conditions and restrictions as set forth in instrument recorded February 28, 1972 under Auditor's File No. 764620.

3. Unrecorded easement for underground powerline over and across the premises 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 under Auditor's File Nos. 609474 and 619670.

**4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Recorded: October 17, 1973  
Auditor's No: 792226  
Purpose: Gas pipe line  
Area Affected: A 10 foot wide strip of land

**5. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Recorded: January 16, 1974  
Auditor's No: 795667  
Purpose: Gas pipe line  
Area Affected: A 10 foot wide strip of land  
Said instrument is a re-recording of instrument recorded under Auditor's File No. 792227.

**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: 8008190071  
Executed by: Skyline Associates, a Limited Partnership; Harry Davidson, General Partner

**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: 8008190072  
Executed by: Skyline Associates; Harry Davidson, General Partner

**8. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Skyline No. 19

Statutory Warranty Deed  
LPB 10-05

Recorded: August 19, 1980  
Auditor's No: 8008190069

9. Reservation of minerals, mineral rights, etc., in deeds from the State of Washington, dated January 5, 1912 and filed June 29, 1912 under Auditor's File No. 91959, in Volume 88 of Deeds, page 639, and dated January 26, 1923 and filed March 3, 1923 under Auditor's File No. 162371, in Volume 128 of Deeds, page 501.  
(Affects tidelands only)

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: United States of America  
Recorded: July 7, 1970  
Auditor's No.: 740898  
Purpose: Electric power line  
Area Affected: Lot 7 Skyline No. 19

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No.: 818681  
Purpose: Utilities and related appurtenances  
Area Affected: Lot 7 Skyline No. 19

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No.: 818682  
Purpose: Utilities and related appurtenances  
Area Affected: Portion of Lot 7 Skyline No. 19

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No.: 818683  
Purpose: Utilities and related appurtenances  
Area Affected: Portion of Lot 7 Skyline No. 19

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No.: 818684  
Purpose: Utilities and related appurtenances  
Area Affected: Lots 6 and 7 Skyline No. 19

15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No.: 818686  
Purpose: Utilities and related appurtenances  
Area Affected: Portion of Lot 7 Skyline No. 19

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No.: 818687

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12094-KS

Page 5 of 7

Purpose: Utilities and related appurtenances  
 Area Affected: Portion of Lot 7 Skyline No. 19 and other property

**17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
 Recorded: October 8, 1975  
 Auditor's No.: 824613  
 Purpose: Ingress, egress, utilities and drainage  
 Area Affected: Portion of Lot 7 Skyline No. 19 and other property

**18. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Dated: April 12, 2013  
 Recorded: April 22, 2013  
 Auditor's No.: 201304220242  
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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. 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.)

21. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Burrows Pass / Puget Sound.

22. 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.

23. Skyline Beach Club, Inc., AKA Skyline Property Owners Bylaws as recorded under Auditor's File No. 200907280031 and amendments recorded under Auditor's File Nos. 201208220010, 201308290044, 201812210006 and 202005080022.

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 May 19, 2015 as Auditor's File No. 201505190075.

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".

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201505120127

25. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color,

Statutory Warranty Deed  
 LPB 10-05

religion or national origin executed by WEST COAST LAND INVESTMENTS, INC., recorded May 19, 2015  
as Auditor's File No. 201505190076.

Said instrument is a re-recording of instrument recorded under Auditor's File No.201505120127