

When recorded return to:
Mark W. Nelson and Nellie B. Nelson
5204 Doon Way
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049716

CHICAGO TITLE CO.
620049716

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elisabeth Jeep, Personal Representative for the Estate of Judith Dwyer Comstock

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark W. Nelson and Nellie B. Nelson, a married couple

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

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

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

LT 49, SKYLINE NO. 11

Tax Parcel Number(s): P60063 / 3827-000-049-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5882

Dec 23 2021

Amount Paid \$12063.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED (continued)

Dated: December 20, 2021

The Estate of Judith Dwyer Comstock

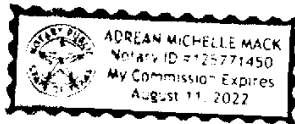
BY: Elisabeth Jeep Per. Rep.
Elisabeth Jeep
Personal Representative

State of TEXAS
County of TRAVIS

I certify that I know or have satisfactory evidence that Elisabeth Jeep

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 Personal Representative of the Estate of Judith Dwyer Comstock, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 20 December 2021



Adreon Michelle Mack
Name: Adreon Michelle Mack
Notary Public in and for the State of TEXAS
Residing at: Austin, Travis
My appointment expires: August 11, 2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60063 / 3827-000-049-0008

LOT 49, "SKYLINE NO. 11," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 26, 1962
 Recording No.: 617291, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric Transmission and/or distribution line, together with necessary appurtenances

 NOTE: Exact location is not disclosed of record
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. 11:
 Recording No: 729601
3. 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: September 19, 1969
 Recording No.: 730909

 Modification(s) of said covenants, conditions and restrictions

 Recording No.: 200406280213
 Recording No.: 200407300094
 Recording No.: 200506060070
4. Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

 "Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."
5. Bylaws Skyline Beach Club and the terms and conditions thereof

EXHIBIT "B"**Exceptions
(continued)**

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

Modification(s) of said bylaws

Recording Date: August 29, 2013
Recording No.: 201308290044

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2018
Recording No.: 201812210006

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2020
Recording No.: 202005080022

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Skyline Beach Club Inc..
8. Assessments, if any, levied by Anacortes.
9. City, county or local improvement district assessments, if any.