

When recorded return to:

Adam F. Humfleet and Linda A. Humfleet
5114 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

620050523

Escrow No.: 620050523

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawn Sleeper and Karah Sleeper, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Adam F. Humfleet and Linda A. Humfleet, 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 90, SKYINE NO. 8

Tax Parcel Number(s): P59749 / 3824-000-090-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-950

Mar 11 2022

Amount Paid \$14146.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 21, 2022

SS
Shawn Sleeper
Karah S. Sleeper
Karah Sleeper

State of Washington
County of Stagit

I certify that I know or have satisfactory evidence that Shawn Sleeper
and Karah Sleeper
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 9, 2022

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: Ka Couner
My appointment expires: 2-9-23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P59749 / 3824-000-090-0009

LOT 90, SKYINE NO. 8, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 72, 73 AND 74, RLOT 90, SKYINE NO. 8, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. 8:

Recording No: 724829

2. Covenants, conditions and restrictions 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 No.: 725295

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 30, 2004

Recording No.: 200403300140

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 14, 2005

Recording No.: 200506140087

3. Bylaws - Skyline Beach Club and the terms and conditions thereof

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 Bylaws

Recording Date: December 21, 2018

Recording No.: 201812210006

Modification(s) of said Bylaws

EXHIBIT "B"

Exceptions
(continued)

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

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated _____
between _____ ("Buyer")
and _____ ("Seller")
concerning _____ (the "Property")

Buyer: **Shawn Sleeper**
Seller: **Karah Sleeper**

Address: **5114 Kingsway** City: **Anacortes** State: **WA** Zip: **98221**

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator: **Adam F. Humfleet** 02/05/2022
Buyer _____ Date _____
Authenticator: **Linda A. Humfleet** 02/05/2022
Buyer _____ Date _____

Authenticator: **Shawn Sleeper** 02/03/2022
Seller _____ Date _____
Authenticator: **Karah Sleeper** 02/03/2022
Seller _____ Date _____