

When recorded return to:

Donald E. Chandler and Kirsten J. Chandler
1510 Skyline Way #102
Anacortes, WA 98221

GNW 22-14483

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry L. Behling, Personal Representative for the Estate of Lois A. Bertolino, deceased,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Donald E. Chandler and Kirsten J. Chandler, husband and wife as joint tenants

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: Property 1:
Unit A-102, SKYLINE COURT, 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): P100700/4581-000-102-0001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-967

Mar 11 2022

Amount Paid \$5605.00

Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14483-KS

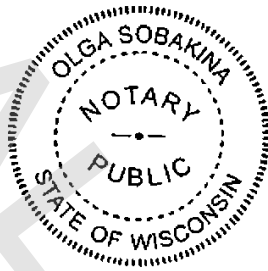
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Dated: 03/07/2022

Estate of Lois A. Bertolino
By: [Signature]
Larry L. Behling, Personal Representative

STATE OF WISCONSIN
COUNTY OF

[Signature]
Signature
Banker
Title



My appointment expires: 7/26/25

**EXHIBIT A
LEGAL DESCRIPTION**

Tax Parcel Number(s): P100700; 4581-000-102-0001

Property Description:

Unit A-102, "SKYLINE COURT, CONDOMINIUM," according to the Declaration thereof recorded December 10, 1992, under Auditor's File No. 9204160065, and any amendments thereto, and recorded in Volume 15 of Plats, pages 33 through 37, records of Skagit County, Washington.

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EXHIBIT B

22-14483-KS

1. Easement affecting a portion of subject property for transmission line and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. recorded January 26, 1962, as Auditor's File No. 617291.

2. 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.

3. Easement affecting the common areas of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. recorded February 21, 1975, January 20, 1986 and September 24, 1991 as Auditor's File No. 813748, 8601200031 and 9109240007.

4. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration executed by Skyline Beach Club, Inc., a Washington non-profit corporation recorded August 27, 1976, November 21, 1976 and July 28, 2009, as Auditor's File No. 841684, 848622 and 200907280031 may be contained in the bylaws adopted pursuant to said Declaration

5. 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 Court Condominium, a marine condominium recorded April 16, 1992 as Auditor's File No. 9204160064.

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".

6. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded April 16, 1992 as Auditor's File No.9204160065 may be contained in the bylaws adopted pursuant to said Declaration.

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.

Above covenants, conditions and restrictions were amended and recorded June 24, 1992 and December 10, 1992, as Auditor's File No's. 9206240092, 9212100086 and 201910210092.

7. 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) 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

8. Agreement, affecting subject property, regarding multiple dwelling unit service and the terms and provisions thereof between John Barry and TCI Cablevision of Washington, Inc., dated June 7, 1999, recorded December 10, 1999 as Auditor's File No. 9912100105.

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9. TERMS AND PROVISIONS OF "BYLAWS - SKYLINE BEACH CLUB:

Auditor's No.: 200907280031, 201010180061, 201010250050, 201208220010, 201308290044, 201812210006 and 202005080022.



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>Larry L. Behling, Personal Representative</u> for the Estate of Lois A. Bertolino, deceased	BUYER GRANTEE	2 Name <u>Donald E. Chandler and Kirsten J. Chandler, *</u> <u>-a Married Couple (100%) #102</u>
	Mailing Address <u>308 Concordia</u>		Mailing Address <u>1510 Skyline Way</u>
	City/State/Zip <u>OLSON WA 98221</u>		City/State/Zip <u>Anacortes, WA 98221</u>
	Phone No. (including area code) <u>(608) 576-7974</u>		Phone No. (including area code) <u>425-985-3130</u>
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
Name _____	P100700 <input type="checkbox"/>	290,800.00	
Mailing Address _____	45B1-000-102-0001 <input type="checkbox"/>		
City/State/Zip _____	<input type="checkbox"/>		
Phone No. (including area code) _____	<input type="checkbox"/>		

4 Street address of property: 1510 Skyline Way #102 Anacortes, WA 98221

This property is located in Anacortes

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

See attached exhibit A for legal description made a part hereof by this reference.

* husband & wife as joint tenants.

5 Select Land Use Code(s): <u>14 - Residential condominiums</u> enter any additional codes: <u>23ACONDO</u> (See back of last page for instructions)	7 List all personal property (tangible and intangible) included in selling price.
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) _____ Reason for exemption _____
Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Is this property designated as forest land per chapter 84.33 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

6 Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Type of Document <u>Statutory Warranty Deed</u>
Is this property receiving special valuation as historical property per chapter 84.26 RCW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Date of Document <u>3/7/2022</u>

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

DEPUTY ASSESSOR _____	DATE _____
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	
(3) NEW OWNER(S) SIGNATURE _____	
PRINT NAME _____	

Gross Selling Price \$	350,000.00
Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	0.00
Taxable Selling Price \$	350,000.00
Excise Tax: State	
Less than \$500,000.01 at 1.1%	3,850.00
From \$500,000.01 to \$1,500,000 at 1.28%	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	0.00
Above \$3,000,000 at 3.0%	0.00
Agricultural and timberland at 1.28%	0.00
Total Excise Tax: State \$	3,850.00
0.0050 Local \$	1,750.00
*Delinquent Interest: State \$	0.00
Local \$	0.00
*Delinquent Penalty \$	0.00
Subtotal \$	5,600.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	5,605.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent <u>[Signature]</u>	Signature of Grantee or Grantee's Agent <u>[Signature]</u>
Name (print) <u>Larry Behling, Personal Representative</u>	Name (print) <u>Donald E. Chandler</u>
Date & city of signing <u>03/07/2022</u>	Date & city of signing <u>3-11-2022 Anacortes</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).

EXHIBIT "A"
Property Description

Buyer(s): Donald E. Chandler and Kirsten J. Chandler
Property Address: 1510 Skyline Way, 102, Anacortes, WA 98221

PROPERTY DESCRIPTION:

Unit A-102, "SKYLINE COURT, CONDOMINIUM," according to the Declaration thereof recorded December 10, 1992, under Auditor's File No. 9204160065, and any amendments thereto, and recorded in Volume 15 of Plats, pages 33 through 37, records of Skagit County, Washington.