

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-988

Mar 14 2022

Amount Paid \$13167.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Debra Forehand, Trustee of the AARJEN Revocable Trust dated November 1, 2019
67639 U.S. Highway 50
Gunnison, CO 81401

GNW 21-14779

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott A. Lindberg, a single man as his separate estate,

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

in hand paid, conveys, and warrants to Debra Forehand, Trustee of the AARJEN Revocable Trust dated November 1, 2019

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 48, SKYLINE NO. 3

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): P59153;3819-000-048-0009

Dated: March 9, 2022

Scott A. Lindberg
Scott A. Lindberg

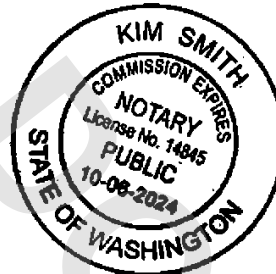
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Scott A. Lindberg is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024.



Statutory Warranty Deed
LPB 10-05

Order No.: 22-14779-KS

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 5110 Sterling Drive, Anacortes, WA 98221
Tax Parcel Number(s): P59153; 3819-000-048-0009

Property Description:

Lot 48, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington; TOGETHER WITH an easement for ingress, egress and driveway purposes, over and across a portion of the Westerly 5 feet of Lot 47 as granted by instrument recorded December 4, 1997, under Auditor's File No. 9712040093, records of Skagit County, Washington.

EXHIBIT B

22-14779-KS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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 #3 recorded July 31, 1968 as Auditor's File No. 716497.

10. 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 Harry Davidson, General Partner, recorded August 12, 1968 as Auditor's File No. 716889.

Above covenants, conditions and restrictions were amended and recorded March 29, 2005 as Auditor's File No. 200503290150.

11. Terms and Provisions of the Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File

Statutory Warranty Deed
LPB 10-05

No. 200907280031 and all amendments thereto.

Above By-Laws were amended and recorded August 22, 2012 as Auditor's File No. 201208220010.

Above By-Laws were amended and recorded August 29, 2013 as Auditor's File No. 201308290044.

12. Easement, affecting a portion of subject property for the purpose of Ingress, Egress, Driveway including terms and provisions thereof granted to M.D. Dalbey and Anne C. Dalbey, husband and wife recorded December 4, 1997 as Auditor's File No. 9712040093