

When recorded return to:

Carl G. Pollard and Stephanie A. Pollard
9701 NE 13th Street
Belleveue, WA 98004

GNW 21-14101

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beachfront Properties, LLC, a Washington Limited Liability Company,
for and in consideration of 458-1dA-214(3)(d)(i) Nonsense ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Carl G. Pollard and Stephanie A. Pollard, 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 4, 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): P132699; 6025-000-004-0000

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20221832
Date 05/03/2022

Statutory Warranty Deed
LPB 10-05

Dated: May 3, 2022

Beachfront Properties, LLC, a Washington Limited Liability Company

By: [Signature]
John Paul Cox, Member

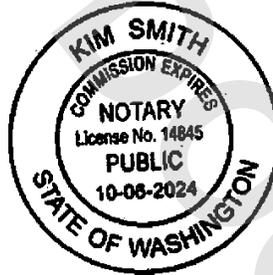
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that John Paul Cox signed this instrument on oath stated that he is authorized to execute this instrument and acknowledged it as the 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.

[Signature]
Signature

[Signature]
Title

My appointment expires: 10-06-2024



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2213 Skyline Way, Anacortes, WA 98221
Tax Parcel Number(s): P132699; 6025-000-004-0000

Property Description:

Lot 4 "Plat of Fidalgo Villas" as per plat recorded as Skagit County Auditor's File No. 201505190075.

Situate in the County of Skagit, State of Washington

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EXHIBIT B

21-14101-KS

1. Easement, affecting a portion of subject property for the purpose of gas pipe line including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 01/16/1974 as Auditor's File No. 795667. Affects: a 10-foot wide strip of land.

2. 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,, recorded 08/19/1980 as Auditor's File No. 8008190071.

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.

3. 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,, recorded 08/19/1980 as Auditor's File No. 8008190072.

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.

4. 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 No. 19 recorded 08/19/1980 as Auditor's File No. 8008190069.

5. Easement, affecting a portion of subject property for the purpose of ingress, egress, utilities and drainage including terms and provisions thereof granted to City of Anacortes recorded 10/08/1975 as Auditor's File No. 824613. See Informational Note No. 1.

6. 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.)

7. 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.
Copy ordered.

8. 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.

9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein,

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granted to Puget Sound Energy and/or its predecessors, recorded 04/22/2013, as Auditor's File No. 201304220242.

10. Skyline Beach Club, Inc., aka Skyline Property owners Bylaws as recorded as Auditor's File No. 200907280031 and amendments recorded as Auditor's File Nos. 201010180061 201010250050, 201208220010, 201308290044, 201812210006 and 202005080022.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by West Coast Land Investments, Inc., recorded 05/19/2015 as Auditor's File No. 201505190076. Said instrument is a rerecording of Auditor's File No. 201505120128.

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.

12. 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 05/19/2015 as Auditor's File No. 201505190075. Said instrument is a rerecording of Auditor's File No. 201505120127.