

When recorded return to:
Floyd Family House Protector Trust
5512 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

620051296

Escrow No.: 620051296

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael W. Powers and Mary M. Powers, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David T Floyd, Trustee of the Floyd Family House Protector Trust dated November 25, 2014

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

TRACT 13, "SKYLINE NO. 2", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 59 AND 60, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59058 / 3818-000-013-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221979

May 13 2022

Amount Paid \$13683.20

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2022

Michael W. Powers

Michael W. Powers

Mary M. Powers

Mary M. Powers

State of Washington
County of Skaagit

This record was acknowledged before me on May 11, 2022 by
Michael W. Powers + Mary M. Powers

Martin E. Lehr
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: LaConner
My commission expires: 2-9-23



EXHIBIT "A"
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. 2:

Recording No: 719989

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 26, 1962
Recording No.: 617291
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company and General Telephone Company of the Northwest
Recording Date: December 9, 1968
Recording No.: 721183
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States Coast Guard
Purpose: unrecorded easement for power line
Recording Date: July 3, 1961
Recording No.: 607474
Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line together with necessary appurtenances
Recording Date: February 27, 1969
Recording No.: 723684

EXHIBIT "A"Exceptions
(continued)

Affects: Portion of said premises

6. 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: November 22, 1968

Recording No.: 720642

Said covenant has been revised under Recording no. 200506020039

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: By Laws of Skyline Beach Club, Inc

Recording Date: December 12, 1968

Recording No.: 721326

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: David M. and Charlotte Rudd and Ralph and Frances R. DeBruier

Purpose: To drain only water from roof and footing drains through the existing six (6) inch heavy duty storm drain pipe

Recording Date: November 22, 2002

Recording No.: 200211220143

Affects: Portion of said premises

9. 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 Survey:

Recording No: 200401140056

10. By Laws of Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 28, 2009

Recording No.: 200907280031

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said instrument:

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

Modification(s) of said instrument:

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

Modification(s) of said instrument:

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

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

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 May 06, 2022
between Stella Ludeen Floyd ("Buyer")
Buyer Buyer
and Michael W Powers Mary M Powers ("Seller")
Seller Seller
concerning 5512 Kingsway Anacortes WA 98221 (the "Property")
Address City State Zip

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.

<u>Stella Ludeen Floyd</u> Buyer	<u>5/6/2022</u> Date	<u>Michael W Powers</u> Seller	<u>05/06/22</u> Date
_____	_____	<u>Mary M Powers</u> Seller	<u>05/06/22</u> Date