



**202208190019**

08/19/2022 10:53 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

**When recorded return to:**  
John J. Adler and Diane Stanitski  
PO Box 328  
Nederland, CO 80466

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051842

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223421

Aug 19 2022

Amount Paid \$18240.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**CHICAGO TITLE**  
620051842

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Hedy Isabel Muth, an unmarried person, as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to John J. Adler and Diane Stanitski, husband and wife

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

LOT 44, "SKYLINE NO. 5, " AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 56  
THROUGH 58, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59358 / 3821-000-044-0009

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 8, 2022

Hedy Isabel Muth  
Hedy Isabel Muth

State of Washington  
County of Skagit

This record was acknowledged before me on 8-18-2022 by Hedy Isabel Muth.

Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



EXHIBIT "A"  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Skyline No. 5, recorded in Volume 9 of Plats, Pages 56 through 58:

Recording No: 716842

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 Date: September 16, 1968  
Recording No.: 718213

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 12, 2005  
Recording No.: 200505120052

3. 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 Date: September 27, 1977  
Recording No.: 865550

4. Permissive Use of Skyline Beach Club Green Belt and the terms and conditions thereof:

Recording Date: August 15, 1980  
Recording No.: 8008150040

5. The Terms, Conditions and Reservations as disclosed in Ordinance No. 2348:

Recording Date: February 15, 1995  
Recording No.: 9502150073

**EXHIBIT "A"**

Exceptions  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Landscaping  
Recording Date: September 7, 1995  
Recording No.: 9509070006  
Affects: Portion of said premises
7. 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 covenants, conditions and restrictions
- Recording Date: May 8, 2020  
Recording No.: 202005080022
8. Permissive Use of Skyline Property Owners Association Common Area and Green Belt and the terms and conditions thereof:
- Recording Date: May 12, 2015  
Recording No.: 201505120075
- Recording Date: May 26, 2015  
Recording No.: 201505260036
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Anacortes.

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 16, 2022  
between John J Adler Diane M Stanitski ("Buyer")  
Buyer Buyer  
and Hedy I Muth ("Seller")  
Seller Seller  
concerning 2305 Highland Drive 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.

Authenticator  
John J Adler 06/16/22  
Buyer Date

Authenticator  
Hedy I Muth 06/14/2022  
Seller Date

Authenticator  
Diane M Stanitski 06/17/22  
Buyer Date

Seller Date