

When recorded return to:

Mallory Lurate

1510 Skyline Way A1-04
Anacortes, WA 98221

GNW 22-16528

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy Jones a single woman , as her separate estate,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Mallory Lurate, an unmarried person

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:

Unit A-104, Skyline Court

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): 100702; 4581-000-104-0003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223802

Sep 15 2022

Amount Paid \$5525.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16528-KS

Page 1 of 4

Dated: September 2, 2022

Nancy Jones
Nancy Jones

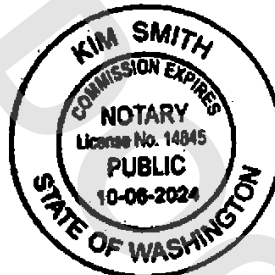
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Nancy Jones is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

Notary
Title

My commission expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

Order No.: 22-16528-KS

Page 2 of 4

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1510 Skyline Way, A-104, Anacortes, WA 98221
Tax Parcel Number(s): 100702; 4581-000-104-0003

Property Description:

Unit A-104, SKYLINE COURT (a condominium), according to Amended Declaration thereof recorded December 10, 1992, under Auditor's File No. 9212100086, and recorded in Volume 15 of Plats, pages 33-37, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16528-KS

Page 3 of 4

EXHIBIT B

22-16528-KS

10. 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.

11. 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.

12. 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.

13. 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

14. 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 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".

15. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Marina, Inc., a Washington Corporation and Skyline Associates, a Washington limited partnership, dated February 14, 1992, recorded April 16, 1992, as Auditor's File No. 9204160065.

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

16. Terms, provisions and limitations contained in Horizontal Property Regimes Act, Chapter 156, Laws of 1963, R.C.W. 64.32, as amended.

17. 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16528-KS

Page 4 of 4