



202209150077

09/15/2022 02:48 PM Pages: 1 of 9 Fees: \$211.50
Skagit County Auditor

When recorded return to:
Stuart Charlton Denman and Paulette Louise
Peitersen Denman
7228 93rd Ave SE
Mercer Island, WA 98040

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223817

Sep 15 2022

Amount Paid \$23135.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620052473

Escrow No.: 620052473

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael F. Javelet and Deborah Javelet, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stuart Charlton Denman and Paulette Louise Peitersen
Denman, a married couple and Jens L. Peitersen and Barbara Peitersen, a married couple

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

UNIT 203W, "BAYSIDE WEST, A CONDOMINIUM," ACCORDING TO AMENDMENT
DECLARATION THEREOF RECORDED DECEMBER 15, 1997, UNDER AUDITOR'S FILE NO.
9712150128 AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED JULY 2, 1993,
IN VOLUME 15 OF PLATS, PAGES 95 THROUGH 100, INCLUSIVE, AND AS AMENDED BY
SURVEY MAP ATTACHED TO INSTRUMENT RECORDED FEBRUARY 15, 1996, UNDER
AUDITOR'S FILE NO. 9602150091, 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): P103490 / 4547-000-203-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 26, 2022

Michael F. Javelet
Michael F. Javelet
Deborah Javelet
Deborah Javelet

State of Washington
County of Skaagit
This record was acknowledged before me on 09/07/2022 by Michael F. Javelet and Deborah Javelet.

Janak Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023



EXHIBIT "A"
Exceptions

1. 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: January 26, 1962
Recording No.: 617291
Affects: Portion of said premises
2. Terms, covenants, condition, and provisions as set forth in that certain "Clarification Deed of Easement";

Recorded: August 8, 1979
Recording No.: 7908080063
Grantor: Skyline Marine Owners Association
Grantee: Skyline Associates
3. 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 Short Plat:

Recording No: 9307020030
4. Easement Agreement and Maintenance Obligation, including the terms, covenants, and provisions thereof, entered into;

By: Harold Mousel; and
Between: Skyline Associates, et al
Recorded: July 31, 1981
Recording No.: 8107310041
Providing: For a right of way and restrictions affecting other property and for obligations relating to access to the herein described premises
5. Easement Agreement and Maintenance Obligation, including the terms, covenants, and provisions thereof, entered into;

By: Harold Mousel and Violet J. Mousel, husband and wife; and
Between: Bayside East Condominium Association,
a Washington non-profit corporation
Recorded: November 15, 1990
Recording No.: 9011150091

EXHIBIT "A"

Exceptions (continued)

Providing: Reciprocal Easement rights and maintenance requirements (reference
should be made to the record for full particulars)

6. Maintenance and easement provisions contained on the face of Skyline No. 18, as the same affects the South Half of Tract B of said plat, as follows:

The provision is made under the terms of the protective covenants to which the property is subject for the maintenance of any private road shown on the face of this plat by the Skyline Beach Club, Inc. The City of Anacortes has no obligation for the maintenance or repair of any private road shown on the face of this plat. Before consideration of any proposal which dedicates such roads to the public hereafter, such roads must then meet the standards of City of Anacortes.

An easement is hereby reserved to the City of Anacortes for utility purposes over and across Tract B.

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

In favor of: The City of Anacortes
Purpose: Utilities and drains
Recording Date: October 26, 1970
Recording No.: 745030
Affects: Portion of said premises

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

In favor of: Division 18 Condominium Dock Owners Association
Purpose: Ingress and egress
Recording Date: August 11, 1975
Recording No.: 821776
Affects: Portion of said premises

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

In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of
Skyline No. 19
Recording Date: July 31, 1981
Recording No.: 8107310041
Affects: Portion of said premises

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

EXHIBIT "A"

Exceptions (continued)

In favor of: Cascade Natural Gas Corporation
Purpose: Pipelines for oil, gas, and the products thereof
Recording Date: August 31, 1984
Recording No.: 8408310010
Affects: Portion of said premises

11. 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: July 2, 1993
Recording No.: 9307020031

12. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: Condominium Declaration
Recording Date: November 13, 1990
Recording No.: 9011130073

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 2, 1993
Recording No.: 9307020031

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 4, 1995
Recording No.: 9508040087

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 15, 1996
Recording No.: 9602150091

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions (continued)

Recording Date: December 15, 1997
Recording No.: 9712150128

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 8, 1999
Recording No.: 9902080244

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 26, 2007
Recording No.: 200707260162

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 19, 2009
Recording No.: 200906190122

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 24, 2012
Recording No.: 201204240043

13. Lien of assessments levied pursuant to the Declaration for Bayside West, a Condominium to the extent provided for by Washington law.
14. 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 Map and Plans of Bayside West, a Condominium:

Recording No: 9011130074
15. 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 Bayside Short Plat AN-84-001:

Recording No: 8410240028

EXHIBIT "A"

Exceptions (continued)

16. 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: August 19, 1980
Recording No.: 8008190071

17. 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: August 19, 1980
Recording No.: 8008190072

18. 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 Bayside West, a Condominium:

Recording No: 9307020030

19. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 91959

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

20. 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,

EXHIBIT "A"

Exceptions (continued)

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 8, 1986
Recording No.: 8609080067

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

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: March 15, 2015
Recording No.: 201503160065

22. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
23. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
24. City, county or local improvement district assessments, if any.
25. Assessments, if any, levied by Anacortes.

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 07/28/22
 between Stuart Charlton Denman ("Buyer")
 and Michael Javelet ("Seller")
 concerning 2399 Skyline Way #203W 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.

Authentication
Stuart Denman 07/28/22
 Buyer
Barbette Louise Peitersen Denman 07/28/22
 Seller
Jens L Peitersen 07/28/22
 Buyer
Barbara Peitersen 07/28/22
 Seller

Michael Javelet 7-15-22
 Seller
Deborah Javelet 7-15-22
 Seller