

When recorded return to:

Jeremiah Houston and Audrey Houston
4102 Kingsway
Anacortes, WA 98221

GNW 22-16307

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jarren E. March and Tammy March, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jeremiah Houston and Audrey Houston, 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 41, Skyline Div. 12, Ph. I

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): P81254/4391-000-041-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224154

Oct 11 2022

Amount Paid \$9785.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPH 10-05

Order No.: 22-16307-KS

Page 1 of 4

Dated: 10.10.22

JEM
Jarren E. March

Tammy March
Tammy March

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jarren E. March and Tammy March are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Michele Carney
Signature

Notary
Title

My commission expires: May 16, 2026



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4102 Kingsway, Anacortes, WA 98221
Tax Parcel Number(s): P81254/4391-000-041-0000

Property Description:

LOT 41, "PLAT OF SKYLINE DIVISION 12, PHASE I", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 44 AND 45, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16307-KS

Page 3 of 4

EXHIBIT B
22-16307-KS

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Beach Club, Inc., a Washington Corporation recorded January 25, 1979 as Auditor's File No. 895350.

Above covenants, conditions and restrictions were amended and recorded June 10, 2005 and August 22, 2012 as Auditor's File No. 200506100193 and 201208220010.

11. 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. 12, Phase 1 recorded January 25, 1979 as Auditor's File No. 895351.

12. Avigation Easement, affecting the air space over and above subject property for the purpose of unobstructed passage of aircraft including the right to cause noise as may ensue from the operations of aircraft and together with the right to enter upon said lands for the removal of trees, structures or objects of natural growth which exceed elevation zones including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No. 763226.

Said Easement is a correction of Easement recorded under Auditor's File No. 732443.

13. Terms and Provisions contained in Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907230031 and all amendments thereto.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16307-KS

Page 4 of 4