

When recorded return to:

Dan Edmonds
3225 Tyee Lane
Camano Island, WA 98282

GNW 22-17162

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lyman F. Carrin and Joanne L. Carrin, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dan Edmonds and Noreen Lynn Edmonds, 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:

Unit 105, SKYLINE NO. 17, A CONDOMINIUM

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): P60196/3830-000-105-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224469

Nov 03 2022

Amount Paid \$2005.00

Skagit County Treasurer

By Lena Thompson Deputy

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Dated: November 1, 2022

Lyman F. Carrin
Lyman F. Carrin

Joanne L. Carrin
Joanne L. Carrin

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lyman F. Carrin and Joanne L. Carrin 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.

Kim Smith
Signature

Notary
Title

My commission expires: 10-6-2024



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2304 Skyline Way No 17, Lot 105, Anacortes, WA 98221
Tax Parcel Number(s): P60196/3830-000-105-0004

Property Description:

Unit 105, "SKYLINE NO. 17, A CONDOMINIUM," as per plat recorded in Volume 9 of Plats, pages 101 and 102, and as amended by survey recorded in Volume 6 of Surveys, pages 34 and 35, under Auditor's File No. 8412270055, records of Skagit County, Washington; and as identified in that certain Declaration recorded July 23, 1970, under Auditor's File No. 741481, and as amended by Amended Declaration recorded December 27, 1984, under Auditor's File No. 8412270054, and any Amendments thereafter, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

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2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard and Extended Coverage Policies)

10. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501.

(Affects tidelands)

11. Any lien or liens that may arise or be created as a consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893.

(Affects tidelands)

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12. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above. (Affects portions of lots lying within tidelands.)
13. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
14. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 26, 1962, as Auditor's File No. 617291.
16. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File No. 8412270054.

Above covenants, conditions and restrictions were amended and recorded August 9, 2002 and March 21, 2011 as Auditor's File No. 200208090181 and 201103210167..

17. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.
18. Easement, affecting the common area including tracts A and B of subject property for the purpose of utilities and drains including terms and provisions in favor of the City of Anacortes, a municipal corporation recorded July 23, 1970 as Auditor's File No. 741484.
19. 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. 17 recorded July 23, 1970 as Auditor's File No. 741482.
- 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".
20. Terms and conditions of Ordinance No. 2787, recorded October 9, 2008 as Auditor's File No. 200810090083.
21. Easement, affecting a portion of subject property for the purpose of waterway access including terms and provisions thereof recorded April 8, 2016 as Auditor's File No. 201604080029.
22. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009, August 22, 2012 and August 29, 2013 under Auditor's File Nos. 200907280031, 201208220010 and 201308290044.
23. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies

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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 Beach Club Survey recorded August 25, 2016 as Auditor's File No. 201608250009.