

POOR ORIGINAL

202212070048

12/07/2022 12:27 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Allison Kelsey and Johanna Flynn

1815 5th Place

Anacortes, WA, 98221

GNW 22-16575

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary H. Pitre, Trustee of Robert V. Pitre and Mary H. Pitre Family Trust dated March 5, 1999,,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Allison Kelsey and Johanna Flynn, 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 38, Skyline No. 9

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): P59885; 3825-000-038-0003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224809

Dec 07 2022

Amount Paid \$14324.00

Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
L.P.B. 10-05

Order No.: 22-16575-KS

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Dated: 12/01/2022

Robert V. Pitre and Mary H. Pitre Family Trust dated March 5, 1999

By: Mary H. Pitre TRUSTEE
Mary H. Pitre, TrusteeSTATE OF OREGON
COUNTY OF ~~SKAGHT~~ Deschutes

I certify that I know or have satisfactory evidence that Mary H. Pitre signed this instrument on oath stated that she is authorized to execute this instrument and acknowledged it as the Trustee of Robert V. Pitre and Mary H. Pitre Family Trust dated March 5, 1999.

Signature: [Signature]Title: Notary Public in OregonMy commission expires: 08/27/2024

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1815 Fife Place, Anacortes, WA 98221
Tax Parcel Number(s): P59885/3825-000-038-0003

Property Description:

Lot 38, SKYLINE NO. 9, according to the plat thereof recorded in Volume 9 of Plats, pages 75 through 77, records of Skagit County, Washington;

Situated in Skagit County, Washington

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16575-KS

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EXHIBIT B

22-16575-KS

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. 9 recorded June, 6, 1969 as Auditor's File No. 727408.

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, recorded September 10, 1969 as Auditor's File No. 730908. Above covenants, conditions and restrictions were amended and recorded January 24, 2005 as Auditor's File No. 200501240170. Above covenants, conditions and restrictions were amended and recorded June 2, 2005 as Auditor's File No. 200506020037.

13. Provision as contained in deed through which title is claimed from Skyline Associates, as follows:
"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

14. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 and August 22, 2012 under Auditor's File Nos. 200907280031.

Said instrument was amended by instrument recorded August 22, 2012, August 29, 2013, December 21, 2018 and May 8, 2020, under Auditor's File No. 201208220010, 201308290044, 201812210006 and 202005080022.