

When recorded return to:
Thomas Boyle and Marta Collins
4608 Queen Ann Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224876

Dec 14 2022

Amount Paid \$5845.00
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

Escrow No.: 620053217

CHICAGO TITLE

620053217

STATUTORY WARRANTY DEED

THE GRANTOR(S) Yvonne Catala and Leendert Kluft, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Thomas Boyle and Marta Collins, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

TRACT 37, SKYLINE DIV NO. 8


Tax Parcel Number(s): P59694 / 3824-000-037-0005


Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: November 28, 2022



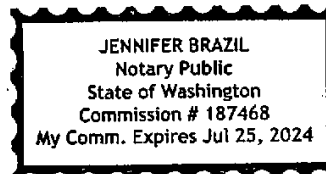
Yvonne Catala


Leendert Kluff


State of Washington
County of Skagit
This record was acknowledged before me on 12-1-2022 by Yvonne Catala.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



State of Washington
County of Skagit
This record was acknowledged before me on 12-1-2022 by Leendert Kluff.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P59694 / 3824-000-037-0005

TRACT 37, SKYLINE DIVISION NO. 8, AS RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 72
THROUGH 74, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 the Plat of Skyline No. 8:

Recording No: 724829

2. 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

Dated Date: March 31, 1969
Recording Date: April 11, 1969
Recording No.: 725295

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 30, 2004
Recording No.: 200403300140

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 14, 2005
Recording No.: 200506140087

3. 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: June 7, 1971
Recording No.: 753653

4. By-Laws of Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 28, 2009
Recording No.: 200907280031

EXHIBIT "B"Exceptions
(continued)

Modification(s) of said By-Laws:

Recording Date: August 29, 2013
Recording No.: 201308290044Recording Date: December 21, 2018
Recording No.: 201812210006Recording Date: May 8, 2020
Recording No.: 202005080022

5. Assessments, if any, levied by Anacortes.
6. Assessments, if any, levied by Skyline Beach Club Inc.
7. City, county or local improvement district assessments, if any.

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 November 16, 2022
between Thomas Boyle Marta Collins ("Buyer")
Buyer Buyer
and Yvonne Catala Leendert Kluft ("Seller")
Seller Seller
concerning 4916 Dundee Drive 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
Thomas Boyle 11/16/2022
Buyer Date
Authentication
Marta Collins 11/16/2022
Buyer Date

Authentication
Leendert Kluft 11/16/22
Seller Date
Authentication
Yvonne Catala 11/16/22
Seller Date