

When recorded return to:
David Valencia and Linda Valencia
19312 104th Ave NE
Bothell, WA 98011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235649
Mar 01 2023
Amount Paid \$12054.00
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

620053059

Escrow No.: 620053059

STATUTORY WARRANTY DEED

Administrator

THE GRANTOR(S) Jerry Venum as ~~Administrator~~ for the Estate of Tom R. Venum and Tsui M. Chin,
an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David Valencia and Linda Valencia, a married couple

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

LOT 161, SKYLINE NO. 8, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 72
THROUGH 74, 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): P59822 / 3824-000-161-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/24/2023

The Estate of Tom R. Vennum

BY: Jerry Vennum, ADMINISTRATOR
Jerry Vennum
Administrator

Tsui M. Chin

State of Texas

County of Tarrant

This record was acknowledged before me on February 24, 2023 by Jerry Vennum as Administrator of The Estate of Tom R. Vennum.

Kelsey JoVan McCullough
(Signature of notary public)
Notary Public in and for the State of Texas
My appointment expires: 4/20/2026



State of _____

County of _____

This record was acknowledged before me on _____ by Tsui M. Chin.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: 2/24/2023

The Estate of Tom R. Venum

BY: _____
Jerry Venum
Administrator



Tsui M. Chin

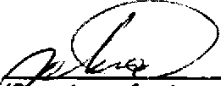
State of _____
County of _____

This record was acknowledged before me on _____ by Jerry Venum as
Administrator of The Estate of Tom R. Venum.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of New York
County of Rockland

This record was acknowledged before me on February 24th, 2023 by Tsui M. Chin.



(Signature of notary public)
Notary Public in and for the State of Bronx, NY
My appointment expires: 02/24/2023



EXHIBIT "A"
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, recorded in Volume 9 of Plats, Pages 72 through 74:

Recording No: 724829

2. 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

Recorded: April 11, 1969
Auditor's No(s): 725295, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

AMENDED by instrument(s):

Recorded: March 30, 2004
Auditor's No(s): 200403300140, records of Skagit County, Washington

Recorded: June 14, 2005
Auditor's No(s): 200506140087, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 21, 1976
Auditor's No(s): 847863, records of Skagit County, Washington
Imposed By: Skyline Beach Club, Inc.

4. ByLaws Skyline Beach Club and the terms and conditions thereof

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

Modification(s) of said Bylaws

Recording Date: August 29, 2013
Recording No.: 201308290044

EXHIBIT "A"
Exceptions
(continued)

Modification(s) of said Bylaws

Recording Date: December 21, 2018
Recording No.: 201812210006

Modification(s) of said Bylaws

Recording Date: May 8, 2020
Recording No.: 202005080022

5. Agreement and the terms and conditions thereof:
Recording Date: September 1, 2020
Recording No.: 202009010139
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by the City of Anacortes.
8. 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 01/30/23
between Linda Valencia David Valencia ("Buyer")
Buyer Buyer
and Tom R Vennum Estate Tsui M Chin ("Seller")
Seller Seller
concerning 4930 Heather Dr 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
Linda Valencia 01/30/23
Buyer Date
Authentication
David Valencia 01/30/23
Buyer Date

Authentication
Jerry S. Vennum, Administrator for the Estate 11/02/22
Seller Date
 11/02/2022
Seller Date