

When recorded return to:

Shan Michael Hemphill and Rachael Elizabeth Hemphill, Trustees of The Ingilience Living Trust

GNW 23-17802

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey White and Kimberly A. (Call) Livezey each as their separate property as to an undivided 50% interest.,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Shan Michael Hemphill and Rachael Elizabeth Hemphill, Trustees of The Ingilience Living Trust dated January 4, 2023

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 76, SKYLINE NO. 22

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): P83042; 4464-000-076-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235868

Mar 20 2023

Amount Paid \$3045.00

Skagit County Treasurer

By Lena Thompson Deputy

Dated: 3-16-2023

Jeffrey White

Kimberly A. (Call) Livezey  
Kimberly A. (Call) Livezey

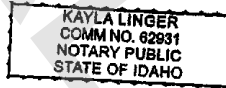
~~STATE OF CALIFORNIA~~  
STATE OF Idaho  
COUNTY OF Lemhi

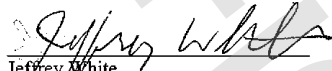
I certify that I know or have satisfactory evidence that Jeffrey White and Kimberly A. (Call) Livezey are the persons who appeared before me, and said persons acknowledged they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Kayla Linger  
Signature

Notary Public  
Title

My commission expires: 01.21.24



Dated: 3/16/23  
Jeffrey White

Kimberly A. (Call) Livezey

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

I certify that I know or have satisfactory evidence that Jeffrey White and Kimberly A. (Call) Livezey are the persons who appeared before me, and said persons acknowledged they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

**SEE ATTACHED ACKNOWLEDGMENT**  
Signature \_\_\_\_\_

Title \_\_\_\_\_

My commission expires:

**CIVIL CODE § 1189**

*Place Notary Seal Above*

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2011 Skyline Way, Slip TDO - 76, Anacortes, WA 98221  
Tax Parcel Number(s): P83042; 4464-000-076-0000

**Property Description:**

Unit 76, SKYLINE NO. 22, according to Declaration thereof recorded October 31, 1983, under Auditor's File No. 8310310026 and any amendments thereto, and Amended Survey Map and Plans thereof recorded in Volume 13 of Plats, pages 86 through 93, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

23-17802-KS

10. Easement, including the terms, covenants, and provisions thereof, granted by instrument Recorded: January 26, 1962 Auditor's No.: 617291, records of Skagit County, WA In favor of: Puget Sound Power and Light Company For: Electric transmission and/or distribution line(s), together with necessary appurtenances.

11. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: February 29, 1972

Auditor's No(s): 764620, records of Skagit County, Washington  
In favor of: Skyline Marina, Inc.  
For: Ingress, egress and utilities

12. Easement, including the terms, covenants, and provisions thereof, reserved by instrument Recorded: May 21, 1973

Auditor's No.: 785326, records of Skagit County, WA  
In favor of: Skyline Associates  
For: Ingress and egress  
Affects: A portion of Common Areas

13. Easement, including the terms, covenants, and provisions thereof, granted by instrument Recorded: October 17, 1973

Auditor's No.: 792226, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: Pipelines

14. Easement, including the terms, covenants, and provisions thereof, granted by instrument Recorded: June 9, 1975

Auditor's No.: 818682, records of Skagit County, WA  
In favor of: City of Anacortes  
For: Utilities  
Affects: Common Areas

15. Easement, including the terms, covenants, and provisions thereof, granted by instrument Recorded: June 9, 1975

Auditor's No.: 818684, records of Skagit County, WA  
In favor of: City of Anacortes  
For: Utilities  
Affects: Common Areas

16. Easement, including the terms, covenants, and provisions thereof, granted by instrument Recorded: August 25, 1980

Auditor's No.: 8008250017, records of Skagit County, WA  
In favor of: City of Anacortes  
For: Ingress and egress  
Affects: Common Areas

17. Easement, including the terms, covenants, and provisions thereof, granted by instrument Recorded: November 7, 1991 Auditor's No.: 9111070007, records of Skagit County, WA In favor of: The owners of Skyline No. 24 For: Access and utilities Affects: Common Areas

18. Easement dedicated on the face of said plat;

For: Slopes for cuts and fills and the right to drain where water might take a natural course

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17802-KS

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19. Terms, covenants and provisions of the easements recorded under Auditor's file Nos. 8310170064 and 8310170065, records of Skagit County, Washington, referred to on the face of the Plat of Skyline No. 22 and the effect of any failure to comply with such terms, covenants and provision.

20. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Founder Bay.

21. 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.)

22. 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.

23. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

24. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

25. 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. 22, A Marine Condominium recorded on January 24, 1984 as Auditor's File No. 8401240018.

26. Terms, covenants, conditions, easements, and restrictions AND liability for assessments contained in Declaration of Condominium for said condominium; Recorded: October 31, 1983 Auditor's No.: 8310310026, records of Skagit County, WA

AND in Amendments thereto Recorded: July 23, 1984 and April 23, 1999 Auditor's Nos.: 8407230048, 9904230089, 9904230090, and 9904230091, records of: Skagit County, WA

27. Terms and conditions contained in the document entitled Ordinance No. 2787; Recording Date: October 9, 2008  
Recording No.: 200810090083

28. TERMS AND PROVISIONS OF "BYLAWS - SKYLINE BEACH CLUB:  
Auditor's No.: 200907280031, 201010180061, 201010250050, 201208220010, 201308290044, 201812210006 and 202005080022.