202303200088 03/20/2023 04:00 PM Pages: 1 of 7 Fees: \$209.50

Skagit County Auditor, WA

When recorded return to:

Shan Michael Hemphill and Rachael Elizabeth Hemphill, Trustees of The Ingiliance 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 Ingiliance 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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Tax Parcel Number(s): P83042; 4464-000-076-0000

Affidavit No. 20235868
Mar 20 2023
Amount Paid \$3045.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed LPB 10-05

Order No.: 23-17802-KS

Dated: 3-16-2023

Jeffrey White

ly a. (Call)

STATE OF CALIFOR 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 COMM NO. 62931 NOTARY PUBLIC STATE OF IDAHO

My commission expires: 01.21.24

Statutory Warranty Deed LPB 10-05

Order No.: 23-17802-KS

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Dated: 3//6/23
July Wall
Jerney withe
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:

Statutory Warranty Deed LPB 10-05

Order No.: 23-17802-KS

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189** A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of _ Havannah Star, Notary Public Date Here Insert Name and Title of the Officer TEPPREY MHITE personally appeared Name(s) of Signer(s) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/aresubscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(e), or the entity upon behalf of which the person(e) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. HAVANNAH STAR Notary Public - California Los Angeles County Commission # 2416354 Signature Signature of Notary Public Comm. Expires Sep 16, 2026 Place Notary Seal Above OPTIONAL . Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. **Description of Attached Document** Title or Type of Document: Document Date: Number of Pages: _ Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: □ Corporate Officer — Title(s): □ Corporate Officer — Title(s): _ ☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General □ Individual ☐ Attorney in Fact □ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator □ Trustee ☐ Guardian or Conservator

□ Other:

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Signer is Representing:

□ Other:

Signer Is Representing:

EXHIBIT ALEGAL 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

Order No.: 23-17802-KS

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

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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.
- 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

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

Recording No.: 200810090083

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

> Statutory Warranty Deed LPB 10-05

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