

When recorded return to:
John W. Hilts and Holly J. Hilts
2400 Skyline Way Unit 149
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236360
May 03 2023
Amount Paid \$1269.00
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.: 620053962

CHICAGO TITLE
620053962

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan Katheryn Bergman, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to John W. Hilts and Holly J. Hilts, 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.)

UNIT 149, SKYLINE NO. 18, A CONDO

Tax Parcel Number(s): P60385 / 3831-000-149-0001

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

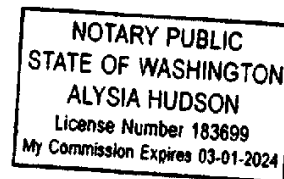
Dated: 4/25/23Susan Kathryn Bergman
Susan Kathryn BergmanState of washingtonCounty of skagitThis record was acknowledged before me on 04/25/2023 by Susan Kathryn Bergman.Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of washington
My commission expires: 03/01/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60385 / 3831-000-149-0001

UNIT 149, "SKYLINE NO. 18, A CONDOMINIUM", ACCORDING TO THE DECLARATION THEREOF RECORDED OCTOBER 26, 1970, UNDER RECORDING NO. 745027 AND SURVEY MAPS AND PLANS RECORDED IN VOLUME 9 OF CONDOMINIUMS, PAGE(S) 110 AND 111, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	January 26, 1962
Recording No.:	617291
Affects:	Portion of said premises

2. Declaration submitting property to the Washington Horizontal Property Regimes Act and the terms and conditions thereof:

Recording Date:	October 26, 1970
Recording No.:	745027

The Amendment for the above mentioned Declaration is recorded under Recording No. 201210020095.

3. 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 Skyline No. 18, a Condominium:

Recording No: 745028

4. Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, 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."

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	The City of Anacortes, a municipal corporation
Purpose:	Utilities and drains
Recording Date:	June 14, 1971
Recording No.:	754030
Affects:	Portion of said premises

EXHIBIT "B"Exceptions
(continued)

6. Ordinance No. 2787 and the terms and conditions thereof:
- Recording Date: October 9, 2008
Recording No.: 200810090083
7. ByLaws of 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
- 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
- Modification(s) of said ByLaws:
- Recording Date: November 9, 2020
Recording No.: 202011090070
8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
9. Assessments, if any, levied by Association of Unit Owners of Skyline Marine Condominium.
10. Assessments, if any, levied by Skyline Beach Club.
11. Assessments, if any, levied by Anacortes.
12. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)