

When recorded return to:

Wayne E Davis
4701 Devonshire Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236459

May 11 2023

Amount Paid \$6723.40
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
620053751

Escrow No.: 620053751

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Shelley Properties LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Wayne E Davis, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 79, "SKYLINE NO. 6," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 64
THROUGH 67A, INCLUSIVE, 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): P59475 / 3822-000-079-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5-9-2023

Brian Shelley Properties LLC

BY: Brian E. Straathof
Brian E. Straathof, memberBY: Shelley Camacho
Shelley Camacho, memberState of WashingtonCounty of Skagit

This record was acknowledged before me on MAY 09, 2023 by Brian E. Straathof
and Shelley Camacho as Manager Member and Manager Member
respectively, of Brian Shelley Properties LLC. att 05/09/2023

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

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. 6:

Recording No: 721494
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording No.: 763225
Recording No.: 763227
Affects: All the air space above said Land.

said easemnt is a correction on an instrument recorded under recording No. 732442 and recording no. 732444

Reference is hereby made to said document for full particulars.
3. 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

Recording Date: December 23, 1968
Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1988
Recording No.: 8812090002
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skyline Beach Club, a non-profit corporation
Recording Date: December 23, 1968
Recording No.: 721698

EXHIBIT "A"

Exceptions
(continued)

5. 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: October 25, 2010
Recording No.: 201010250050

Modification(s) of said Bylaws

Recording Date: August 22, 2012
Recording No.: 201208220010

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

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 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 April 11, 2023
 between Wayne Davis ("Buyer")
Buyer
 and Brian Shelley Properties, LLC ("Seller")
Seller
 concerning 4701 Devonshire Road 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.

Authenticator
Wayne Davis 04/12/2023
 Buyer Date

Buyer Date

Authenticator
Brian E Strachof DBA BSP 04/13/23
 Seller Date

Authenticator
Shelley Canacho 04/13/23
 Seller Date