

**When recorded return to:**

Judith L. Hawkins  
4306 Kingsway  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237417

Jul 27 2023

Amount Paid \$10888.10  
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**

620054339

Escrow No.: 620054339

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Todd Jay Peltzer, Successor Trustee of the Gloria Mae Fraser Survivor's Trust u/a dated July 19, 1994 and Karen Fraser-Middleton and Todd Jay Peltzer, Successor Trustees of the W. Graham Fraser Decedent's trust u/a dated July 19, 1994

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Judith L. Hawkins, an unmarried person

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.)

LT 1, SKYLINE DIV. NO. 14

Tax Parcel Number(s): P102731 / 4600-000-001-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 7-25-23

Todd Jay Peltzer, Successor Trustee of the Gloria Mae Fraser Survivor's Trust u/a dated July 19, 1994

BY: \_\_\_\_\_  
Todd Jay Peltzer  
Successor Trustee

Karen Fraser-Middleton and Todd Jay Peltzer, Successor Trustees of the W. Graham Fraser Decedent's trust u/a dated July 19, 1994

BY: [Signature]  
Karen Fraser-Middleton  
Successor Trustee

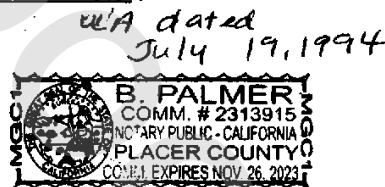
BY: \_\_\_\_\_  
Todd Jay Peltzer  
Successor Trustee

State of CA  
County of Placer

This record was acknowledged before me on 7/25/2023 by  
Karen Fraser-Middleton

as Successor Trustee of  
the W. Graham Fraser Decedent's trust

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of CA  
My commission expires: 11-26-2023



# STATUTORY WARRANTY DEED

(continued)

Dated: July 24, 2023

Todd Jay Peltzer, Successor Trustee of the Gloria Mae Fraser Survivor's Trust u/a dated July 19, 1994

BY: Todd Jay Peltzer  
Todd Jay Peltzer  
Successor Trustee

Karen Fraser-Middleton and Todd Jay Peltzer, Successor Trustees of the W. Graham Fraser Decedent's trust u/a dated July 19, 1994

BY: \_\_\_\_\_  
Karen Fraser-Middleton  
Successor TrusteeBY: Todd Jay Peltzer  
Todd Jay Peltzer  
Successor TrusteeState of Alaska  
County of AnchorageThis record was acknowledged before me on July 24 2023 by  
Todd Jay Peltzeras trustee of  
Gloria Mae Fraser's Survivor's Trust u/a dated 7-19-94  
Karen Fraser-Middleton and Todd Jay Peltzer, Successor Trustees of the W. Graham Fraser  
Decedent's trust u/a 7-19-1994  
(Signature of notary public)  
Notary Public in and for the State of Alaska  
My commission expires: 1-1-26

MICHAEL CLAIBORNE  
Notary Public  
State of Alaska  
My Commission Expires Jan 1, 2026

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P102731 / 4600-000-001-0000**

LOT 1, SKYLINE DIV. NO. 14, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
 Recording Date: April 16, 1992  
 Recording No.: 9204160061  
 Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

2. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon age, 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 28, 1992  
 Recording No.: 9212280157

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 the Plat of Skyline Div. No. 14:

Recording No: 9302100050

4. Agreement for acceptance of land and Grant of membership in Skyline Beach Club, Inc.

Executed by: Christenson Brothers Shake, Inc.  
 Recording Date: April 21, 1993  
 Recording No.: 9304210024

5. By-Laws of Skyline Beach Club and the terms and conditions thereof:

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

**EXHIBIT "B"**

**Exceptions  
(continued)**

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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. Assessments, if any, levied by Skyline Beach Club.
9. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 13, 2023  
between Judith L. Hawkins ("Buyer")  
Buyer  
and FRASER SURVIVORS TRUST FRASER DECEDENTS TRUST ("Seller")  
Seller  
concerning 4306 Kingsway 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  
Judith L. Hawkins 07/13/23  
Buyer Date

Buyer Date

Authenticator  
Todd Peltzer, Trustee 06/27/23  
Seller Date

Authenticator  
Karen Fraser-Middleton, TTE 06/28/2023  
Seller Date

Authenticator  
Todd Peltzer, Trustee 06/27/2023  
Seller Date