

When recorded return to:

Seth J. Loftus-Vergari and Lauren E. James
5102 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237699

Aug 17 2023

Amount Paid \$18284.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE COMPANY
620054079

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245458211 *CTC*

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tracy Nimmerrichter-Burgess, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Seth J. Loftus-Vergari and Lauren E. James, 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.)

Tax/Map ID(s): 3824-000-084-0015

PTN LT 84, SKYLINE NO. 8

Tax Parcel Number(s): P59743, 3824-000-084-0015

STATUTORY WARRANTY DEED
(continued)


Dated: August 9, 2023


Tracy Nimmerichter-Burgess

State of CO

County of Douglas

This record was acknowledged before me on 8/9/23 by Tracy
Nimmerichter-Burgess.


(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024

EXHIBIT "A"
Legal Description

ALL THAT PORTION OF LOT 84, "SKYLINE NO. 8", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 72 THROUGH 74, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 84;
THENCE NORTH 65°55'03" EAST FOR 135.00 FEET;
THENCE NORTH 22°28'32" WEST FOR 63.47 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 84;
THENCE SOUTH 70°55'51" WEST FOR 134.00 FEET, TO THE BEGINNING OF A CURVATURE TO THE LEFT,
HAVING A RADIUS OF 860.00 FEET;
THENCE SOUTHERLY 75.25 FEET ALONG THE ARC OF SAID CURVATURE HAVING A CENTRAL ANGLE OF 5°00'48" TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B
Exceptions

SPECIAL 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 Skyline No. 8:

Recording No: 724829

2. Covenants, conditions and restrictions 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 No.: 725295

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 30, 2004
Recording No.: 200403300140

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 14, 2005
Recording No.: 200506140087

3. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument

Recording Date: March 24, 1972
Recording No.: 765879
Imposed by: Skyline Beach Club

4. ByLaws Skyline Beach Club and the terms and conditions thereof

Recording Date: July 28, 2009
Recording No.: 20090728003

Modification(s) of said Bylaws

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

5. Assessments, if any, levied by Anacortes.

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.