

202308290070

08/29/2023 09:58 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Brian David McGuire and Mary Kathleen McGuire
7700 Graystone Court
Yakima, WA 98908

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237841

Aug 29 2023

Amount Paid \$15080.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alexander H. Fulwiler and Megan Fulwiler, a married couple, 1628 Northeast Sumner Drive, Oak Harbor, WA 98277,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Brian David McGuire and Mary Kathleen McGuire, a married couple

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: Property 1:
Lot 123, SKYLINE NO. 8

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

Tax Parcel Number(s): P59783

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18692-KM

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Dated: 28 Aug, 2023

[Signature]
Alexander H. Fulwiler

Megan H. Fulwiler
Megan Fulwiler

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28 day of August, 2023 by Alexander H. Fulwiler and Megan Fulwiler.

[Signature]
Signature

Notary Public
Title

My commission expires: 6/19/25

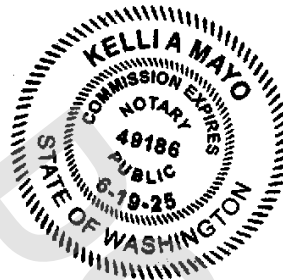


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4912 Macbeth Drive, Anacortes, WA 98221
Tax Parcel Number(s): P59783

Property Description:

Lot 123, "SKYLINE NO. 8," as per plat recorded in Volume 9 of Plats, pages 72, 73 and 74, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

23-18692-KM

10. 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.8 recorded March 31, 1969 as Auditor's File No. 724829.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, Limited Partnership and Harry Davidson, recorded April 11, 1969 as Auditor's File No. 725295.

Above covenants, conditions and restrictions were amended and recorded March 30, 2004 as Auditor's File No. 200403300140

Above covenants, conditions and restrictions were amended and recorded June 14, 2005 as Auditor's File No. 200506140087.

12. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded July 28, 2009 as Auditor's File No. 200907280031 may be contained in the bylaws adopted pursuant to said Declaration.

Above covenants, conditions and restrictions were amended and recorded August 22, 2012 as Auditor's File No. 201208220010.

Above covenants, conditions and restrictions were amended and recorded August 29, 2013 as Auditor's File No. 201308290044.

13. Provisions deemed to be a part of a general scheme by reason of their inclusion in various instruments of record affecting adjoining tracts, 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 Non-Profit Corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation.

14. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031.

Said Bylaws were amended by Auditor's File No. 201208220010, 201308290044 and 201812210006.

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

Granted to: Martin Nore and Celestine Nore, husband and wife

Purpose: Driveway purposes

Recording Date: February 14, 1977

Recording No.: 850947

Affects: Portion of said premises and other property

Statutory Warranty Deed
LPB 10-05

16. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded August 29, 2018 as Auditor's File No. 201808290029 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

17. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc.

18. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.