

When recorded return to:

Ivey Mae Woods and John Michael Jeskey, Jr.  
2708 Dundee Place  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238814  
Nov 20 2023  
Amount Paid \$6005.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-19490

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Adrian W. Fewing and Mary F. Fewing, husband and wife, 1521 Northeast 10th Avenue, Oak Harbor, WA 98277,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ivey Mae Woods, an unmarried woman, and John Michael Jeskey, Jr., an unmarried man

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 50, Skyline No. 6

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): P59443

Dated: 11/16/2023

Adrian W. Fewing  
Adrian W. Fewing

Mary F. Fewing  
Mary F. Fewing

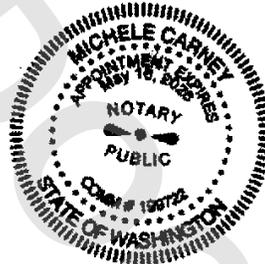
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 16<sup>th</sup> day of November, 2023 by Adrian W. Fewing and Mary F. Fewing.

Michele Carney  
Signature

Notary  
Title

My commission expires: May 16, 2026



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2708 Dundee Place, Anacortes, WA 98221  
Tax Parcel Number(s): P59443

**Property Description:**

Lot 50, "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 City of Anacortes, County of Skagit, State of Washington.

**EXHIBIT B**

23-19490-KM

9. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: December 17, 1968

Recorded: December 23, 1968

Auditor's No: 721698

Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

10. Easement, affecting a portion of subject property for the purpose of airspace including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No's. 763225 and 763227.

Said easement is a correction on an instrument recorded October 29, 1968 as Auditor's file No's. 732442 and 732444.

11. Terms and provisions through deeds 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 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."

12. 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. 6 recorded December 17, 1968 as Auditor's File No. 721494.

13. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, Inc., 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 also amended by documents recorded as Auditor's File No. 2010010250050, 201208220010, 201308290044, 201812210006, 202005080022 and 202308280035.

14. Terms and conditions of Rescission of Permissive Use instrument recorded April 6, 2015 as Auditor's File No. 201504060091.

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

16. 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.

Statutory Warranty Deed  
LPB 10-05