

202311220018

11/22/2023 09:32 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Fausto Poza
Fausto Poza, Trustee of The Poza Family Trust
6002 Parkside Drive #C
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238829

Nov 22 2023

Amount Paid \$7045.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620055157

Escrow No.: 620055157

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy Dill, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Fausto Poza, Trustee of The Poza Family Trust

the following described real estate, situated in the County of Skagit, State of Washington:

UNIT C, WASHINGTON PARK CONDOMINIUM, ACCORDING TO DECLARATION AND
BYLAWS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9708200032 AND 9708290166,
AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS THEREOF RECORDED
IN VOLUME 16 OF PLATS, PAGES 181,182, AND 183, 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): P111896 / 4698-000-003-0000

Subject to:

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

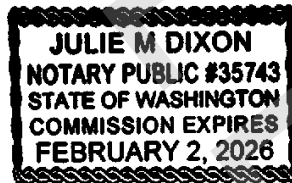
STATUTORY WARRANTY DEED
(continued)Dated: 11/17/2023Nancy Dill by Nancy Mann POA
Nancy Dill by Nancy Mann, her attorney in factState of Washington
County of SnohomishThis record was acknowledged before me on 11/17/2023 byNancy Mannas Attorney in fact for
Nancy DillJulie M Dixon
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2/2/2026

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power & Light Company, a Washington Corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	January 26, 1962
Recording No.:	617291
Affects:	Portion of said premises

2. 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:	June 28, 1972
Recording No.:	770309

3. Skyline Beach Club, Inc. and the terms and conditions thereof:

Recording Date:	February 13, 1978
Recording No.:	876137
Recording No.:	876138

4. 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 Survey Map and Plans:

Recording No:	9708200031
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5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

EXHIBIT "A"

**Exceptions
(continued)**

Entitled: Condominium Declaration
Recording Date: August 20, 1997
Recording No.: 9708200032

Recording Date: August 29, 1997
Recording No.: 9708290166

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1997
Recording No.: 9712090090

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 30, 1998
Recording No.: 9803300186

6. Lien of assessments levied pursuant to the Declaration for Washington Park Condominium to the extent provided for by Washington law.

7. ByLaws Skyline Beach Club and the terms and conditions thereof:

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

Modification(s) of Said ByLaws Skyline Beach Club:

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

Modification(s) of Said ByLaws Skyline Beach Club:

Recording Date: May 8, 2020
Recording No.: 202005080022

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Anacortes.
10. 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 11/03/2023
between Fausto Poza, trustee of THE POZA FAMILY TRUST ("Buyer")
Buyer Buyer
and Nancy Dill ("Seller")
Seller Seller
concerning 6002 Parkside Dr. Unit C 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.

DocuSigned by:		Authenticated:	
<u>Fausto Poza, trustee of THE POZA FAMILY TRUST</u>		<u>Nancy Dill by POA Nancy Mann</u>	
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
	<u>11/17/2023</u>		<u>10/10/2023</u>
<hr/>		<hr/>	
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>