

When recorded return to:

Cristopher Scott Needham and Alison Beth Needham
4001 Robin Court
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240324
Apr 19 2024
Amount Paid \$11075.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20371

STATUTORY WARRANTY DEED

THE GRANTOR(S) Julie Anne Watkins and Ronald Derwin Watkins, husband and wife, 6067 Central Avenue,
Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Christopher Scott Needham and Alison Beth Needham, 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 48, SKYLINE NO. 10

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): P59958/3826-000-048-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20371-KM

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Dated: 4-10-24

Julie Anne Watkins
Julie Anne Watkins

Ronald Derwin Watkins
Ronald Derwin Watkins

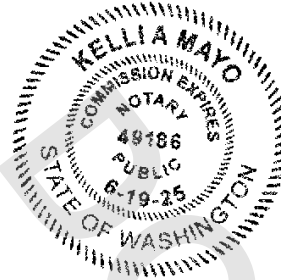
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of April, 2024 by Julie Anne Watkins and Ronald Derwin Watkins.

[Signature]
Signature

Notary Public
Title

My commission expires: 6/19/25



Statutory Warranty Deed
LPB 10-05

Order No.: 24-20371-KM

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4306 Tyler Way, Anacortes, WA 98221
Tax Parcel Number(s): P59958/3826-000-048-0000

Property Description:

Lot 48, SKYLINE NO. 10, according to the plat recorded in Volume 9 of Plats, pages 117 through 120, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

24-20371-KM

9. 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. 10 recorded June 7, 1971 as Auditor's File No. 753632.

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".

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Beach Club, Inc., a Washington Corporation recorded January 3, 2006 as Auditor's File No. 200601060083.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 10.

11. Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, 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."

12. 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.

13. 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.

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

16. Unrecorded leaseholds, if any, and rights of parties in possession, if any.