

**AFTER RECORDING RETURN TO:**

Kevin Daniel Anderson and Emily Anderson  
14862 Benson Heights Place  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240800  
May 31 2024  
Amount Paid \$2325.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**(FIDUCIARY) BARGAIN AND SALE DEED**

**Chicago Title Order no. 620056515**  
**Escrow no. 0274078-OC**

THE GRANTOR, LAURA NICHOLSON, as Administrator of the Estate of Daniel Empenger, (also appearing of record as Dan H. Empenger) for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby bargains, sells, and conveys to GRANTEES, KEVIN DANIEL ANDERSON AND EMILY ANDERSON, a married couple the following-described real estate, situated in the County of Skagit, State of Washington:

UNIT 109, SKYLINE NO. 18, A CONDOMINIUM, ALSO KNOWN AS SKYLINE MARINE CONDOMINIUM, SECOND ADDITION (DIVISION NO. 18) ACCORDING TO DECLARATION THEREOF RECORDED OCTOBER 26, 1970, UNDER AUDITOR'S FILE NO. 745027, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No.: P60345 / 3831-000-109-0009

Subject to those covenants, easements, restrictions and other matters of record.

The Grantor for her successors in interest does by theses presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whosoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, she will warrant and defend the said described real estate.

DATE: May 29, 2024

X [Signature]  
Laura Nicholson, Administrator

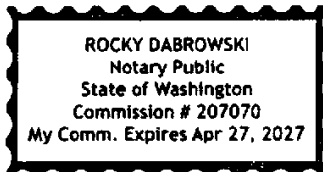
STATE OF WASHINGTON )

) ss.

COUNTY OF PIERCE )

On this day before me personally appeared Laura Nicholson, to me known to be the individual described in and who executed the foregoing instrument as the Administrator of the Estate of Daniel Empenger and acknowledged that she signed the same as a free and voluntary act and deed for and on behalf of the Estate of Daniel Empenger, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of May, 2024.



Signature

Print name: Rocky DabrowskiNOTARY PUBLIC in and for the State of Washington,  
residing at: 1151 Gravelly Lk Dr SW Yakima WAMy commission expires: 04/27/2027 WA

98499

**EXHIBIT A  
EXCEPTIONS**

Order No.: 0274078-OC

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

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: January 26, 1962  
Recording No.: 617291  
Affects: Portion of said premises

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

Granted to: Division 18 Condominium Dock Owners Association  
Purpose: Ingress and Egress  
Recording Date: August 11, 1975  
Recording No.: 821776  
Affects: Said premises

Declaration submitting property to the Washington Horizontal Property Regimes Act and the terms and conditions thereof:

Recording Date: October 26, 1970  
Recording No.: 745027

The Amendment for the above mentioned Declaration is recorded under Recording No. 201210020095.

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. 18, a Condominium:

Recording No: 745028

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 nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

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

In favor of: The City of Anacortes, a municipal corporation  
Purpose: Utilities and drains  
Recording Date: June 14, 1971  
Recording No.: 754030  
Affects: Portion of said premises

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: March 23, 1971  
Recording No.: 750107

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: October 26, 1978  
Recording No.: 8806170025

**EXHIBIT A  
EXCEPTIONS**

Order No.: 0274078-OC

**Bylaws**

Recording Date: August 17, 1988  
Recording No.: 8808170025

Ordinance No. 2787 and the terms and conditions thereof:

Recording Date: October 9, 2008  
Recording No.: 200810090083

ByLaws of Skyline Beach Club and the terms and conditions thereof:

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

Modification(s) of said ByLaws:

Recording Date: August 29, 2013  
Recording No.: 201308290044

Modification(s) of said ByLaws:

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

Modification(s) of said ByLaws:

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

Modification(s) of said ByLaws:

Recording Date: November 9, 2020  
Recording No.: 202011090070

Liens and charges as set forth in the above mentioned declaration,

Payable to: Skyline Beach Club, Inc.

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.