

When recorded return to:
Sandra Free
4612 Yorkshire Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500151362

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241350

Jul 15 2024

Amount Paid \$4805.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Chicago Title
500151362

STATUTORY WARRANTY DEED

THE GRANTOR(S) Topajach LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Sandra Free, a single woman

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 61, "SKYLINE NO. 6"

Tax Parcel Number(s): 3822-000-061-0006, and P59455

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: ~~July 2, 2024~~

July 5th, 2024

Topajach LLC, a Washington limited liability company

BY: Pamela L. McKeePamela L. McKee
MemberBY: James M.A. McKeeJames M.A. McKee
MemberBY: Christina E.A. McKeeChristina E.A. McKee
MemberState of WashingtonCounty of Snohomish

This record was acknowledged before me on July 05 2024 by Pamela L. McKee,
James M.A. McKee and Christina E.A. McKee as Member, Member and Member, respectively, of
Topajach LLC, a Washington limited liability company.

Jana K Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 3822-000-061-0006, and P59455

LOT 61, "SKYLINE NO. 6", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 64 THROUGH 67A, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 the Plat of Skyline No. 6:

Recording No: 721494

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

Granted to: Port of Anacortes
 Purpose: Free and unobstructed passage of aircraft
 Recording Date: January 20, 1972
 Recording No.: 763225

Said instrument is a correction of Avigation Easement;

Recording Date: October 19, 1969
 Recording No.: 732442

3. 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: December 23, 1968
 Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1988
 Recording No.: 8812090002

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skyline Beach Club, Inc
 Recording Date: January 13, 1981
 Recording No.: 8101130057

EXHIBIT "B"

**Exceptions
(continued)**

5. 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

6. Assessments, if any, levied by City of Anacortes.
7. 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 May 21, 2024
between Sandra Free ("Buyer")
Buyer
and LLC Topajach ("Seller")
Seller
concerning 4612 Yorkshire Drive 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.

AuthenticSign
Sandra Free 05/22/2024
Buyer Date

AuthenticSign
Pamela McKee 05/22/2024
Seller Date

Buyer Date

Seller Date