

When recorded return to:

Kevin Spaulding and Marie Spaulding
3810 Southwest Admiral Way
Seattle, WA 98126

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241821

Aug 19 2024

Amount Paid \$17750.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Reganold, a married man as his separate estate, 14294 E 50th Dr., Yuma, AZ 85367,

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

in hand paid, conveys, and warrants to Kevin Spaulding and Marie Spaulding, husband and wife

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 56, SKYLINE NO. 4

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): P59271/3820-000-056-0005

Dated: 8-8-24

Michael J. Reganold
Michael J. Reganold

Virginia L. Salmon
Virginia L. Salmon - non vested spouse

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8 day of August, 2024 by Michael J Reganold and Virginia Lynn salmon.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



Statutory Warranty Deed
LPB 10-05

Order No.: 24-20480-KM

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2701 Highland Drive, Anacortes, WA 98221
Tax Parcel Number(s): P59271/3820-000-056-0005

Property Description:

Lot 56, SKYLINE NO. 4, according to the plat thereof recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

EXHIBIT B

24-20480-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. 4 recorded on November 1, 1961 as Auditor's File No. 719990.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, recorded November 22, 1968 as Auditor's File No. 720642.

Above covenants, conditions and restrictions were amended and recorded June 24, 2005 as Auditor's File No. 200506240110.

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded in the official records of 12091968, as Auditor's File No. 721184.

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.

Bylaws may be subject to unrecorded amendments thereto.

13. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc. and/or Skyline Homeowners Association

14. 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.