

When recorded return to:
Adedayo Tolulope Omotunde
1500 Pierce Ave NE
Renton, WA 98056

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242419
Oct 03 2024
Amount Paid \$9125.90
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Order No.: NXPS-0553516

GNW 24-21599

THE GRANTOR(S)

Gregory J. Gerhardt and Serrah P. Gerhardt, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Adedayo Tolulope Omotunde, a married man as his separate estate

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

LOT 70, "SKYLINE NO. 10," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 117
THROUGH 120, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

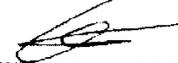
SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: Lot 70, Skyline No. 10

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P59980/3826-000-070-0001

Dated: October 1, 2024



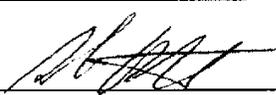
Gregory J. Gerhardt



Serrah P. Gerhardt

STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on OCTOBER 1ST, 2024 by Gregory J. Gerhardt.



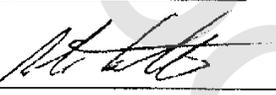
Stamp



Notary Public
My commission expires: 3-09-27

STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on OCTOBER 1ST, 2024 by Serrah P. Gerhardt.



Stamp



Notary Public
My commission expires: 3-09-27

Subject to - Deed Exception(s):

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".

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.

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."

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.

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.

As a courtesy we believe the following email address for this City is:

Anacortes.utilitybilling@cityofanacortes.org

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