



202410070063

10/07/2024 01:59 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

After recording, return to:

Sean Siska  
Attorney at Law  
7511 Greenwood Ave N  
#325  
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2024 2442  
OCT 07 2024

Amount Paid \$ 10  
Skagit Co. Treasurer  
By BM Deputy

QUITCLAIM DEED

The Grantor, JOWN ROWLAND BAKER, a single person, for no valuable consideration, conveys to the grantee JOHN ROWLAND BAKER, Trustee of the BAKER SAVILLE REVOCABLE LIVING TRUST dated December 14, 2022, all of the Grantor's interest in the following described real estate, situated in the County of Skagit, State of Washington:

Lot 36, "SKYLINE NO. 8", as per Plat recorded in Volume 9 of Plats, at pages 72 through 74, records of Skagit County, Washington.

Tax Parcel Number(s): P59693, 3824-000-036-0006

Subject to: See Exhibit "A" attached hereto, and by reference made a part hereof

Commonly Known As: 4914 Dundee Drive, Anacortes WA 98221

DATED this 14<sup>th</sup> day of December, 2022.

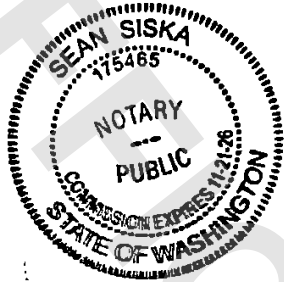
JOHN ROWLAND BAKER

State of Washington )  
  : ss.  
County of Skagit )

On this day personally appeared before me JOHN ROWLAND BAKER to me known to

be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of DECEMBER, 2022.



LM

SEAN SISK

(print name)

NOTARY PUBLIC in and for the State of Washington

Residing at SEATTLE

My Commission Expires 11-21-2026

## EXHIBIT "A"

## A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skyline No. 8  
Recorded: March 31, 1969  
Auditor's No: 724829

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power and Light Company and to General Telephone Company of the Northwest and their respective successors and assigns and under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets for the same purposes."
2. The right reserved in the dedication of the plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown thereon.
3. Easement for public utilities affecting Lots 80 – 82, 84 – 94, 102 – 117, 120 – 122, 125 – 136, 139 – 143, and 167 – 169.

## B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 31, 1969  
Recorded: April 11, 1969  
Auditor's No: 725295  
Executed by: Skyline Associates, a limited partnership

## ABOVE COVENEANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: November 17, 2003  
Recorded: March 30, 2004  
Auditor's No.: 200403300140

## ABOVE COVENEANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 31, 2005  
Recorded: June 14, 2005

Auditor's No.:

200506140087

C. Provisions deemed to be a part of a general scheme by reason of their inclusion in various instruments of record affecting adjoining tracts, 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, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation.