

**Return Address:**

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242801  
Nov 01 2024  
Amount Paid \$1765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**Document Title(s): Special Warranty Deed**

**Grantor(s): Sandra G. Harvey, Personal Representative of the Estate of Benjamin H. Gardner, Jr., deceased.**

**Grantee(s): Steven Studebaker**

**Legal Description:**

1. Skyline No. 18, Condominium Lot 102, 0.6074%, Skagit County, Washington
2. Additional description on Page 2

**Assessor's Property Tax Parcel Account Number(s): P60338**

**SPECIAL WARRANTY DEED**

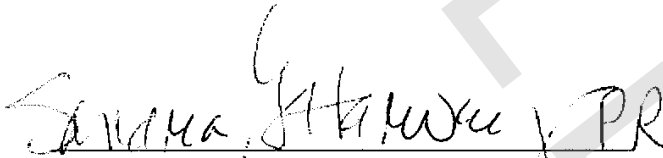
1. GRANTOR. Grantor, Sandra G. Harvey, is the duly appointed, qualified and acting Personal Representative of the Estate of Benjamin H. Gardner, Jr..
2. ESTATE. Benjamin H. Gardner Jr. ("Decedent") died on May 26, 2019, and Sandra G Harvey was re-appointed Personal Representative on October 28, 2024, in the State of Washington Superior Court for King County in Cause No. 09-4-03801-2 SEA (the "probate proceedings").
3. NONINTERVENTION POWERS. By Order of Solvency entered on October 28, 2024, in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. DESCRIBED PROPERTY. Included among the Decedent's property was ownership in the real property described in Exhibit A, attached (the "Described Property"):

5. CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY. The Grantor, Sandra G. Harvey, in fulfillment of her duties as Personal Representative in the probate of the Estate of Benjamin H. Gardner Jr., grants, conveys, and confirms to Steven Studebaker, all of the interest of the estate consisting of one hundred percent (100%) of the above-described property, including any interest therein which Grantor may hereafter acquire, which interest represents all of the Decedent's interest at the time of his death.

6. LIMITATION OF COVENANTS. The Grantor for herself and for her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, they will forever warrant and defend the said described real estate.

DATED: 11 / 01, 2024.

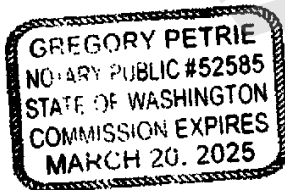
  
Sandra G. Harvey, Personal Representative of  
the Estate of Benjamin H. Gardner Jr. Deceased

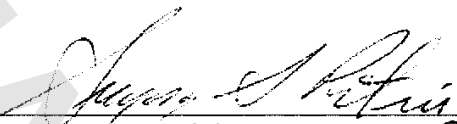
STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF KING         )

On this day personally appeared before me Sandra G. Harvey, to me known to be the individual described in and who executed the within and foregoing instrument as Personal Representative of the Estate of Benjamin H. Gardner Jr. and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me on 11/1,  
2024.

(SEAL)



  
Printed name: GREGORY S PETRIE

Notary Public in and for the State of Washington,  
residing at Scott WA

My appointment expires 3/20/2024

## Exhibit A

(1) An undivided .6074 percentage interest, to be held as tenant in common with the Grantor, its successors and assigns, and the holders from time-to-time of other undivided interests, in and to that certain parcel of land located in the City of Anacortes, County of Skagit, state of Washington, more particularly described as follows, to wit:

The Plat of Skyline No. 18, a Marine Condominium, being a portion of Sections 27 and 28, Township 35 North, Range 1, E.W.M., City of Anacortes, Skagit County, State of Washington, according to the plat thereof as recorded in the Office of the Auditor of Skagit County, Washington. EXCEPTING THEREFROM, however, each and every individually numbered, designated and/or platted or otherwise separately identified condominium (apartment) unit.

(2) An undivided .6074 percentage interest to be held as tenant in common with the Grantor, its successors and assigns, and the holders from time to time of other undivided interests, in and to the general common areas and facilities, and the limited common areas and facilities appertaining to the hereinafter described condominium unit, now located upon the property herein described, including specifically, but without limiting the generality of the foregoing, the general and limited common areas and facilities in and about Skyline Marine Condominiums, Second Addition - Division 18.

(3) The fee simple ownership of Condominium (Apartment) Unit No. 102, as more particularly shown on the recorded Plat of Skyline No. 18, a Marine Condominium, (sometimes referred to as Skyline Marine Condominium, Second Addition - Division 18), hereinafter referenced, and as described in the Declarations Submitting Property to the Washington Horizontal Property Regimes Act as filed in the Office of the Auditor of Skagit County, Washington, as more particularly likewise hereinafter, referenced.

(4) The right of ingress to and egress from said above enumerated unit and the general and limited common areas and the right to use for all proper purposes, in common with the Grantor, its successors and assigns, and all other holders of undivided interests, or occupants of the units, from time to time, any and all portions of said common areas and facilities, either general or limited, described in the Declaration filed in the Office of the Auditor of Skagit County, Washington, as hereinafter referenced.

(5) The unit hereinabove enumerated and described in the Declaration and plat is intended to be used as a mooring slip or dock for motor vessels and watercraft.

(6) The Declaration submitting the property and the condominium unit above-described to the Washington Horizontal Property Regimes Act (RCW Chapter 64.32) was filed in the Office of the Auditor of Skagit County, Washington, on the 26th day of October, 1970, in Volume 54 at page 26 being Auditor's File No. 745027, Records of the Auditor Skagit County, State of Washington.

The Plat of Skyline No. 18, the condominium unit hereinabove enumerated as being situate therein was filed in the Office of the Auditor of Skagit County, Washington, on the 26th day of October, 1970, in Volume 9, at pages 110 and 111 of Plats, being Auditor's File No. 745048, Records of the Auditor of Skagit County, Washington.

SUBJECT, HOWEVER, to the following:

(a) The right reserved to the Grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above-described.

(b) The restrictions on use and all covenants and obligations set forth in the aforementioned Declaration and the Bylaws and Rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such Declaration, Bylaws and Rules, and all of the rights, privileges obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constituting covenants running with the land, equitable servitude and, liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the Grantee(s) and his or its successors, heirs, or the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the Grantor, both at law and in equity therein and thereto.

(c) The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and Bylaws of Skyline Beach Club, Inc., a Washington Non-Profit Association.

(d) Easements and rights of way as shown on the face of the recorded plat of Skyline Division 18, or as reserved by separate instrument, or as described in the aforementioned Declarations; restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general; zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the Stat, County, City or District in which the property is located.