

When recorded return to:
Nathan Hersom
4211 Bryce Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250325
Feb 06 2025
Amount Paid \$9206.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620058049

Escrow No.: 620058049

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wanda Meszaros also appearing of record as Wanda L. Meszaros, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Nathan Hersom, an unmarried person

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

LOT 13, PLAT OF SKYLINE DIV. 12, PHASE I, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 44 AND 45, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P81227/4391-000-013-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/4/2025

Wanda Meszaros
Wanda Meszaros

State of Colorado
County of Douglas

This record was acknowledged before me on 4th day of February, 2025 by Wanda Meszaros also appearing of record as Wanda L. Meszaros, as her separate estate.

Marie Vivian DeBolt
(Signature of notary public)
Notary Public in and for the State of Colorado
My appointment expires: 8/31/2025

MARIE VIVIAN DEBOLT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914011992
MY COMMISSION EXPIRES 8/31/2025

EXHIBIT "A"
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 PLAT OF SKYLINE DIV. 12, PHASE 1:

Recording No: 895351

2. 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: January 25, 1979
Recording No.: 895350

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005
Recording No.: 200506100193

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Imposed by: Skyline Beach Club, Inc.
Recorded: October 7, 1977
Recording No.: 866299

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 22, 1979
Auditor's No(s): 895126, records of Skagit County, Washington
Imposed By: Skyline Beach Club, Inc.

5. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, as amended from time to time, including any liability to assessment lien:

Recording No.: 200907280031
Recording No.: 201308290044
Recording No.: 201812210006
Recording No.: 202005080022

EXHIBIT "A"**Exceptions
(continued)**

Recording No.: 202410070017

Recording No.: 202411210030

6. 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."
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Anacortes.
9. City, county or local improvement district assessments, if any.