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After recording, please return to:
The Law Office of Justin Rothboeck
1008 5th Street
Anacortes, Washington 98221

03/27/2025 10:47 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20250857
MAR 27 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

GRANTORS:	WAYNE E. EVANS AND ERIN K. EVANS, as Trustees of the Wayne and Erin Evans Trust, dated October 23, 2001.
GRANTEES:	DANIEL MILO EVANS, an unmarried person, and KACIE ANN EVANS and SETH ISAAC MOYLAN, husband and wife.
Abbreviated Legals:	UNIT 1505, WESTSIDE CONDOMINIUMS PER DECLARATION AND MAP/SURVEY PLANS REC. JAN. 27, 2006, SKAGIT AUDITORS FILE NUMBER 200601270043 AND 200601270044, RESPECTIVELY.
Parcel number:	P124152
XRef ID:	4880-000-505-0000

The GRANTORS, WAYNE E. EVANS AND ERIN K. EVANS, as Trustees of the Wayne and Erin Evans Trust, dated October 23, 2001, for the love and affection they bear for their children and no other consideration, convey and quitclaim to the following GRANTEES, in the following proportions, all the grantors' interest in the following described real estate:

GRANTEES:

1. An undivided fifty percent (50%) interest to DANIEL MILO EVANS, an unmarried person as his separate property.
2. An undivided fifty percent (50%) interest to KACIE ANN EVANS and SETH ISAAC MOYLAN, husband and wife. This gift is specifically intended to create property of the marital community of Kacie Ann Evans and Seth Isaac Moylan.

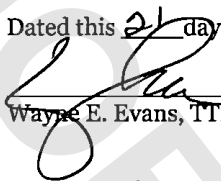
REAL PROPERTY SUBJECT TO THIS CONVEYANCE:

Unit 1505, WESTSIDE CONDOMINIUMS, according to the Declaration thereof recorded January 27, 2006, under Auditor's file number 200601270043, and any amendments thereto; and the Map and Survey Plans recorded January 27, 2006, under Auditor's file number 200601270044, records of Skagit County, Washington.


Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, and other conditions, if any, affecting title, which may appear in the public record, including but not limited to those listed on **Exhibit A** attached hereto.

Dated this 21 day of March 2025.


Wayne E. Evans, TTEE of the Wayne and Erin Evans Trust, dated October 23, 2001

Dated this 21 day of March 2025.


Erin K. Evans, TTEE of the Wayne and Erin Evans Trust, dated October 23, 2001

STATE OF WASHINGTON

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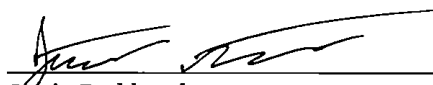
ss.

COUNTY OF SKAGIT

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On this day personally appeared before me both **Wayne E. Evans and Erin K. Evans, each acting in their capacities as trustees of the Wayne and Erin Evans Trust**, and each to me known to be the individuals described in and who executed the within and foregoing instrument and each acknowledged that he and she signed the same as his and her free and voluntary act and deed, and for the uses and purposes therein.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21st day of March 2025.


Justin Rothboeck
Notary Public in and for the State of Washington.
Residing at Anacortes, Washington.
My appointment expires September 9, 2026.

JUSTIN R ROTHBOECK
Notary Public
State of Washington
Commission # 175044
My Comm. Expires Sep 9, 2026

EXHIBIT A

1. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, 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 and all amendments thereto.

Said Bylaws have been amended by documents recorded as the following Auditor's File Nos. 201010180061, 201010250050, 201208220010 and 201308290044.

2. Terms and conditions of Articles of Incorporation and Bylaws of Westside Condominiums Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto.
3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Skyline No. 16

Recorded: June 28, 1972

Auditor's No.: 770308

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

Recorded: June 28, 1972

Auditor's No.: 770309

Said instrument was modified by instrument recorded June 16, 2005, under Auditor's File No. 200506160146.

5. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Recorded: January 26, 1962

Auditor's No. 617291

Purpose: Transmission line

Affects: Exact Location not disclosed on the record

6. TERMS, CONDITIONS OF ANY UNRECORDED EASEMENT AS DISCLOSED BY RECITALS CONTAINED IN INSTRUMENTS HEREIN SET FORTH AND OTHER INSTRUMENTS OF RECORD.

In Favor Of: United States Coast Guard

Purpose: Underground power line, together with right of ingress and egress

Area Affected: The exact location of said easement is not disclosed on the record

Instruments recorded: July 3, 1961, and March 29, 1962

Auditor's Nos.: 609474 and 619670, respectively

7. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

8. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.
9. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: January 27, 2006

Auditor's File No.: 200601270043

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey Plans for Westside Condominium

Recorded: January 27, 2006

Auditor's No.: 20061270044

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".

11. Terms and Provisions of the By Laws of Skyline Beach Club as recorded under Auditor's File Nos. 200907280031, 201010250050, 201010180061, 201208220010, 201308290044, 201812210006.

Bylaws may be subject to unrecorded amendments thereto.