

When recorded return to:

Stacey Hurd
1904 Highland Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251133

Apr 16 2025

Amount Paid \$17883.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620058665
Escrow No.: 245470234

STATUTORY WARRANTY DEED

THE GRANTOR(S) Curtis E. Hageland, also appearing of record as Curtis Elmer Hageland and Mary Ann Hegeland, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Stacey Hurd and Matthew Carlisle, a married couple

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

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

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

LT 7, SKYLINE NO. 5

Tax Parcel Number(s): P59320, 3821-000-007-0004

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

Subject to:

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."

STATUTORY WARRANTY DEED
(continued)Dated: 04/11/2025

Curtis E. Hegeland by Mary Ann Hegeland his attorney in fact
Curtis E. Hegeland by Mary Ann Hegeland
his attorney in fact
Mary Ann Hegeland
Mary Ann Hegeland

State of WA
County of SnohomishThis record was acknowledged before me on 04-11-25 by Mary Ann Hegeland, individually
and as attorney in fact for Curtis E. Hegeland.

Clarence W. Armstrong
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 10/09/2027

NOTARY PUBLIC
STATE OF WASHINGTON
CLARENCE W. ARMSTRONG
License Number 131704
My Commission Expires 10-09-2027

EXHIBIT "A"
Legal Description

LOT 7, "SKYLINE NO. 5," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 56 THROUGH 58, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Skyline No. 5:

Recording No: 716842

2. Covenants, conditions and restrictions 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: September 16, 1968

Recording No.: 718213

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.

Recording Date: May 7, 1976

Recording No.: 834582

4. Agreement and the terms and conditions thereof:

Executed by: City of Anacortes, a municipal corporation

Recording Date: September 30, 1991

Recording No.: 9109300094

Regarding: Permission to maintain the fencing encroaching into the streets right of way adjacent to the owner's property

5. 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: May 12, 2005

Recording No.: 200505120052

6. Bylaws of Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 28, 2009

Recording No.: 200907280031

Amendment to the Bylaws of Skyline Beach Club, Inc. recorded under Recording No. 201308290044

Recording No. 201812210006

Recording No. 202005080022

Recording No. 202410070017

Recording No. 202411210030

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.