

**When recorded return to:**

Robin D Freshwater  
4428 Bryce Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251216

Apr 23 2025

Amount Paid \$8778.80  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

**Order No.:** NXPU-0551135

GNW 25-23119

THE GRANTOR(S)

Ryan S Anderson and Nicole M Anderson, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys, and warrants to

Robin D Freshwater, an unmarried person

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

Lot 20, SKYLINE NO. 10, as per plat recorded in Volume 9 of Plats, pages 117 through 120, inclusive,  
records of Skagit County, Washington.

Abbreviated Legal: Lot 20, SKYLINE NO. 10

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

For further particulars reference is made to Exhibit "A" attached hereto and by this reference made a  
part hereof. Exhibit "A" – Skagit County Right-To-Manager Natural Resource Lands Disclosure.

Tax Parcel Number(s): P59930/3826-000-020-0002

Dated: 16<sup>th</sup> day of APRIL, 2025

Ryan S Anderson

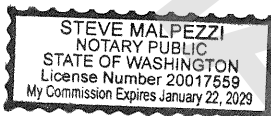
Nicole M Anderson

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on APRIL 16, 2025 by Ryan S Anderson.

Stamp



Steve Malpezzi  
Notary Public

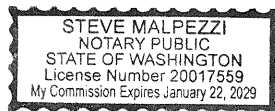
My commission expires: 1/22/29

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on APRIL 16, 2025 by Nicole M Anderson.

Stamp



Steve Malpezzi  
Notary Public

My commission expires: 1/22/29

**Subject to - Deed Exception(s):**

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skyline No. 10 recorded June 7, 1971 as Auditor's File No. 753632.

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".

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Beach Club, Inc., a Washington Corporation recorded January 3, 2006 as Auditor's File No. 200601060083.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 10.

Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, 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 nonprofit corporation."

Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, Inc., 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.

Said bylaws were also amended by documents recorded as Auditor's File No. 2010010250050, 201208220010, 201308290044, 201812210006, 202005080022, 202308280035, 202410070017 and 202411210030.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on June 26, 2002 as Auditor's File No. 200206260019.

## EXHIBIT A

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 21, 2025

between Robin D Freshwater ("Buyer")

Buyer

Buyer

and Ryan S Anderson ("Seller")

Seller

Seller

concerning 4428 Bryce Drive Anacortes WA 98221 (the "Property")

Address

City

State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication:  
Robin D Freshwater 03/21/2025  
Buyer Date

Buyer Date

Authentication:  
Ryan S Anderson 03/21/25  
Seller Date

Seller Date

Authentication:  
Nicole M Anderson 03/21/25  
Seller Date