

When recorded return to:

Lisa Gerardi and Terry L. Smith  
P.O. Box 66  
Oak Harbor, WA 98277  
  
GNW 25-23318

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251236  
Apr 25 2025  
Amount Paid \$7365.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John E. Bregger and Joan B. Bregger, a married couple, 1300 O Avenue, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Lisa Gerardi, an unmarried woman, and Terry L. Smith, an unmarried man

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

Unit 302, of "1800 SKYLINE," a condominium, according to the declaration recorded January 5, 1982, under Auditor's File No. 8201050026, and any Amendments thereto, and the survey map and plans. 8201050025, and as amended by map recorded June 29, 1989, under Auditor's File No. 8906290007, records of Skagit County, Washington.  
TOGETHER WITH limited common element parking space no. 302 and storage space no. 302.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P82578/4448-000-302-0007

Dated: 4/23/25

John E. Bregger  
John E. Bregger

Joan B. Bregger  
Joan B. Bregger

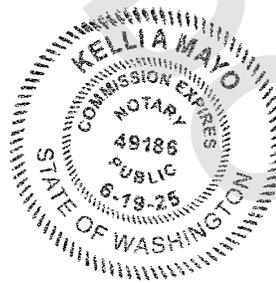
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 23 day of April, 2025, by John E. Bregger and Joan B. Bregger.

[Signature]  
Signature

Notary  
Title

My commission expires: 6/19/25



**EXHIBIT B**

25-23318-KM

9. Easement, including the terms, covenants and provisions thereof, granted by instrument recorded January 26, 1962, under Auditor's No. 617291, records of Skagit County, Washington, as imposed by Puget Sound Power & Light Company, for electric transmission and/or distribution line(s), together with necessary appurtenances.
10. Easement, including the terms, covenants and provisions thereof, granted by instrument recorded July 20, 1981, under Auditor's File No. 8107200040, records of Skagit County, Washington, to Puget Sound Power & Light Company, for electric transmission and/or distribution lines(s), together with necessary appurtenances affecting common areas.
11. Terms, covenants, conditions, easements and restrictions in Condominium Declaration and By-Laws of said condominium, recorded January 5, 1982, under Skagit County Auditor's File No. 8201050026, records of Skagit County, Washington and amendments thereto recorded under Auditor's File Numbers 8303110004, 8811040050, 200111150073, 200212090141, 200402200073, 200710240040, 200907280031, 201208220010 and 201308290044, records of Skagit County, Washington.
12. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act (Condominiums), Chapter 156, Laws of 1963 (RCW 64.32), as now amended or as it may hereafter be amended.
13. 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. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"
14. Any assessment now or hereafter levied under the Condominium Declaration or By-Laws of said Condominium.
15. Any liability for further assessments or charges for which a lien may arise, disclosed by instrument recorded June 26, 1978, under Auditor's File No. 882153, records of Skagit County, Washington, as imposed by Skyline Beach Club, Inc.
16. 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: 1800 Skyline, a condominium  
Recorded: January 5, 1982  
Auditor's No.: 8201050025
17. 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: 1800 Skyline (Replat), a condominium  
Recorded: June 29, 1989  
Auditor's No.: 8906290007
18. 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,

Statutory Warranty Deed  
LPB 10-05

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.

Bylaws may be subject to unrecorded amendments thereto.

19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.

Dated: December 4, 2008

Recorded: October 8, 2009

Auditor's No. 200910080082

Purpose: An easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system

20. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on September 15, 2023 as Auditor's File No. 202309150078 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

21. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club.

22. Any tax, fee, assessments or charges as may be levied by 1800 Skyline Association.

23. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.