

**When recorded return to:**  
Rick Watkins and Linda Watkins  
2005 Bradley Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251490  
May 16 2025  
Amount Paid \$21399.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620058776

CHICAGO TITLE  
620058776

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joe Ed Wilson, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Rick Watkins and Linda Watkins, a married couple

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

LOT 30, SKYLINE NO. 3, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 54 AND  
55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

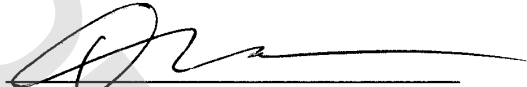

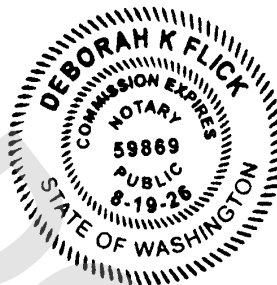
Tax Parcel Number(s): P59135 / 3819-000-030-0009

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 5/12/2025  
Joe Ed Wilson  
Inger Lisa WilsonState of WashingtonCounty of SkagitThis record was acknowledged before me on May 12, 2025 by Joe Ed Wilson and Inger Lisa Wilson.  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 8/19/26

**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 the Plat of Skyline No. 3, recorded in Volume 9 of Plats, Pages 54 and 55:

Recording No: 716497

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: February 22, 1979

Recording No.: 7902220031

3. 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: March 29, 2005

Recording No.: 200503290150

Said covenants replaced and superceded prior covenants recorded August 12, 1968 under Recording No. 716889.

4. Bylaws of Skyline Beach Club

Recording Date: July 28, 2009

Recording No.: 200907280031

Modification(s) of said By-Laws:

Recording Date: August 29, 2013

Recording No.: 201308290044

Modification(s) of said By-Laws:

Recording Date: December 21, 2018

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

Recording No.: 201812210006

Modification(s) of said By-Laws:

Recording Date: May 8, 2020  
Recording No.: 202005080022

Modification(s) of said By-Laws:

Recording Date: November 21, 2024  
Recording No.: 202411210030

5. 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, Inc.  
Recording Date: February 22, 1979  
Recording No.: 7902220031

and

Recording Date: March 29, 2005  
Recording No.: 200503290150

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

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 April 26, 2025

between Rick Watkins Linda Watkins ("Buyer")  
Buyer Buyer  
and Joe E Wilson ("Seller")  
Seller Seller  
concerning 2005 Bradley 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.

Rick Watkins 4/26/25  
Buyer Date  
Linda Watkins 4/26/25  
Buyer Date  
Seller Date  
JW 04/26/25  
Seller Date