

When recorded return to:

Glenn G. Wisegarver and Kristin H. Wisegarver  
2433 234th Court Northeast  
Sammamish, WA 98074

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251516

May 19 2025

Amount Paid \$4997.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-22428-TB

THE GRANTOR(S) **Walter H. Byers and Brenda L. King, husband and wife**, 2630 North Hayden Island Drive,  
Slip 5, Portland, OR 97217,

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

in hand paid, conveys, and warrants to **Glenn G. Wisegarver and Kristin H. Wisegarver, a married couple**

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

Lot 52, "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 City of Anacortes, County of Skagit, State of Washington.

Abbreviated legal description: Property 1:

Lot 52, SKYLINE NO. 5

Property Address: 2103 Highland Drive, Anacortes, WA 98221

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 "A"  
attached hereto

Tax Parcel Number(s): P59365/3821-000-052-0008

Statutory Warranty Deed  
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Dated: 05/15/2025

Walter H Byers

Walter H. Byers

Brenda L King

Brenda L. King

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 15 day of May, 2025, by Walter H. Byers and Brenda L. King.

KAB  
Signature

Notary

Title

My commission expires: 09/11/2027

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT A**

24-22428-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. 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: Skyline No. 5  
Recorded: August 9, 1968  
Auditor's No.: 716842

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, Harry Davidson, General Partner, recorded September 16, 1968 as Auditor's File No. 718213.

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Above covenants, conditions and restrictions were amended and recorded May 12, 2005 as Auditor's File No. 200505120052.

11. 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 and 202410300052.

**End of Exhibit A**

Statutory Warranty Deed  
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