

When recorded return to:  
Michael S Kauffman and Janine L Kauffman  
5714 Sugarloaf Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251825  
Jun 12 2025  
Amount Paid \$16593.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

620058721

Escrow No.: 620058721

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd Jerald Bergeson and Susan Marie Bergeson, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Michael S Kauffman and Janine L Kauffman, a married couple

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

LOT 30, SKYLINE NO. 2, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 59 AND  
60, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 30 DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHEAST CORNER OF SAID LOT 30;  
THENCE NORTH 88°36'51" WEST, 6.34 FEET;  
THENCE SOUTH 2°23'37" WEST, 33.24 FEET;  
THENCE NORTH 8°31'00" EAST, 33.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 31 OF SAID SKYLINE NO. 2, DESCRIBED AS  
FOLLOWS:

BEGINNING IN THE SOUTHWEST CORNER OF SAID LOT 31;  
THENCE NORTH 8°31'00" EAST, 86.26 FEET;  
THENCE SOUTH 2°23'37" EAST, 36.71 FEET;  
THENCE SOUTH 7°42'06" WEST, 50.57 FEET;  
THENCE ALONG A RADIUS TO THE WEST, WITH A CENTER RADIUS THAT BEARS SOUTH  
12°12'19" WEST, 200.00 FEET THROUGH A CENTRAL ANGLE OF 2°11'55" AND A DISTANCE  
OF 7.68 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT A, BLA-2021-0022, RECORDED UNDER SURVEY AUDITOR'S FILE NO.  
202201180081.

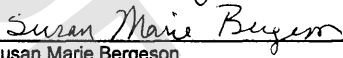

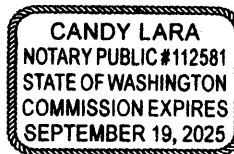
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59076 / 3818-000-030-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 6-18-2025  
\_\_\_\_\_  
Todd Jerald Bergeson  
\_\_\_\_\_  
Susan Marie BergesonState of Washington  
County of SnohomishThis record was acknowledged before me on 6/10/2025 by Todd Jerald  
Bergeson and Susan Marie Bergeson.  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 9-19-25

# EXHIBIT "A"

## Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
 In favor of: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: January 26, 1962  
 Recording No.: 617291  
 Affects: Portion of said premises
2. 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. 2:  
 Recording No: 719989
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
 In favor of: Puget Sound Power & Light Company and General Telephone Company of the Northwest  
 Recording Date: December 9, 1968  
 Recording No.: 721183  
 Affects: Portion of said premises
4. 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: November 22, 1968  
 Recording No.: 720642  
 Said covenant has been revised under Recording No. 200506020039
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: By Laws of Skyline Beach Club, Inc  
 Recording Date: November 22, 1968  
 Recording No.: 720642
6. Any Conditions, covenants, restrictions, reservations, easements of record and unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in first Deed out from Skyline Beach Club, Inc.
7. 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 Survey:  
 Recording No: 200401140056
8. By Laws of Skyline Beach Club and the terms and conditions thereof:

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

Recording Date: July 28, 2009  
Recording No.: 200907280031

Modification(s) of said instrument:

Recording Date: August 29, 2013  
Recording No.: 201308290044

Modification(s) of said instrument:

Recording Date: December 21, 2018  
Recording No.: 201812210006

Modification(s) of said instrument:

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 7, 2024  
Recording No.: 202410070017

Modification(s) of said covenants, conditions and restrictions

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

9. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: January 18, 2022  
Recording No.: 202201180080

10. 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 BLA-2021-0022:

Recording No: 202201180081

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Skyline Beach Club.
13. Assessments, if any, levied by Anacortes.
14. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 09, 2025

between Michael S Kauffman Janine L Kauffman ("Buyer")  
Buyer Buyer  
and Todd J Bergeson Susan M Bergeson ("Seller")  
Seller Seller  
concerning 5714 Sugarloaf Street 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.

Authenticator  
Michael S Kauffman 05/09/2025  
Buyer Date  
Authenticator  
Janine L Kauffman 05/09/2025  
Buyer Date

Authenticator  
Todd J Bergeson 05/09/25  
Authenticator  
Susan M Bergeson 05/09/25  
Seller Date  
Seller Date