

When recorded return to:

Ahmad Atallah and Fatima J. Atallah
2401 Skyline Way Unit 201-E
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252214

Jul 15 2025

Amount Paid \$21666.00
Skagit County Treasurer
By Lena Thompson Deputy

215886-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shelley Ann McVein and Joseph Dean McVein, a married couple

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Ahmad Atallah and Fatima J. Atallah, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 201-E of Bayside West Condominium, according to the declaration thereof under Auditor's File No.
9011130073, records of Skagit County, Washington, recorded in Volume 14 of Plats, pages 156 through
158, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Unit 201-E, Bayside West, Condo

Tax Parcel Number(s): 4547-000-201-0000/P95677

Subject to Exhibit "A" hereto attached and made a part hereof by this reference.

Dated: 7/11/25Shelley Ann McVein

Shelley Ann McVein

Joseph Dean McVein

Joseph Dean McVein

State of Washington

County of SkagitThis record was acknowledged before me on 07/11/2025 by Shelley Ann McVein and Joseph Dean McVein.Jennie L Andrews
Notary Public In and For the State

Jennie L Andrews

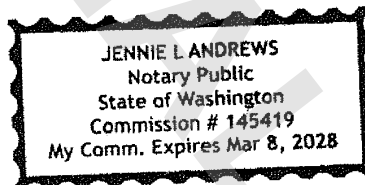
My commission expires: 03/08/2028Resides at: Cadano Island, WA

EXHIBIT "A"

Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the State of Washington entitled, "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State, approved March 9, 1893: Affects: Tideland portion of common area

Exceptions and reservations contained in Deed from the State of Washington, under which title to said tidelands is claimed hereby the grantors excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry: Auditor's No.: 91959, records of Skagit County, Washington Affects: Tideland portion of common area

Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire the right of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals, or other products from other lands, contained in Deed from the State of Washington: Auditor's No.: 91959, records of Skagit County, Washington Affects: Tideland portion of common area

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Power & Light Company, a Washington corporation Purpose: For electric transmission and/or distribution line(s), together with necessary appurtenances Area Affected: Undisclosed Recorded: January 26, 1962 Auditor's No.: 617291, records of Skagit County, Washington

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Skyline No. 18 Recorded: October 26, 1970 Auditor's File No.: 745028

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Skyline No. 19 Recorded: August 19, 1980 Auditor's File No.: 8008190069

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS: Declaration Dated: August 14, 1980 Recorded: August 19, 1980 Auditor's File Nos.: 8008190071 and 8008190072

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: Grantee: The City of Anacortes, a municipal corporation Purpose: Utilities and drains Area Affected: Said land Dated: October 23, 1970 Recorded: October 26, 1970 Auditor's File No.: 745030

EXHIBIT "A" Continued

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: Grantee: Division 18 Condominium Dock Owners Association Purpose: Ingress and Egress Area Affected: Said land Dated: August 1, 1975 Recorded: August 11, 1975 Auditor's File No.: 821776

TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THAT CERTAIN "CLARIFICATION DEED OF EASEMENT": Grantor: Skyline Marine Owner's Association Grantee: Skyline Associates Auditor's No.: 7908080063 , records of Skagit County, Washington

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Declaration Dated: August 14, 1980 Recorded: August 19, 1980 Auditor's No.: 8008190071 Executed By: Skyline Associates Affects: The Plat of Skyline No. 19, Volume 13 of Plats, page 19

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Declaration Dated: August 14, 1980 Recorded: August 19, 1980 Auditor's No.: 8008190072 Executed By: Skyline Associates Affects: The Plat of Skyline No. 19, Volume 13 of Plats, page 19

EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: Between: Harold Mousel And: Skyline Associates, et al Providing: For a right of way, restrictions and obligations relating to access to the herein described premises Recorded: July 31, 1981 Auditor's No.: 8107310041 , records of Skagit County, Washington

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Cascade Natural Gas Corporation Purpose: Oil and gas pipelines Area Affected: The South ½ of Tract B, Skyline No. 18 Recorded: August 31, 1984 Auditor's No.: 8408310010 , records of Skagit County, Washington

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SHORT PLAT. Recorded: October 24, 1984 Auditor's No.: 8410240028 For: Access and utilities Affects: A 20 foot strip as shown thereon

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SHORT PLAT. Recorded: October 24, 1984 Auditor's No.: 8410240028 For: Existing underground cables Affects: As shown thereon and located

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Bayside West, a Condominium (Tract 1 - Bayside Short Plat) Recorded: November 13, 1990 Auditor's File No.: 9011130074

EXHIBIT "A" Continued

Terms, provisions, covenants, conditions, definitions, options, obligations, easements and restrictions as may be contained in Condominium Declaration of the hereinafter named Condominium, a Horizontal Property Regime, and as may be contained in the By-Laws adopted pursuant to said Declaration: Condominium: Bayside-West Condominium Recorded: November 13, 1990 Auditor's No.: 9011130073 AMENDED DECLARATION: Recorded: July 2, 1993 Auditor's No.: 9307020031 AMENDMENTS TO SAID AMENDED DECLARATION: Recorded: August 4, 1995, February 15, 1996, December 15, 1997, February 8, 1999, July 26, 2007 and April 24, 2012 Auditor's Nos.: 9508040087 , 9602150091 , 9712150128 , 9902080244 and 200707260162 , 200906190122 and 201204240043 .

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. 20. TERMS AND CONDITIONS OF EASEMENT AGREEMENT FOR ACCESS TO BURROWS BAY AND FOR STORM DRAINAGE AND MAINTENANCE OF SAME: Executed By: Harold W. Mousel, et ux Recorded: November 15, 1990 Auditor's No.: 9011150091 21. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Bayside West, a Condominium Recorded: July 2, 1993 Auditor's File No.: 9307020030

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: Grantee: Comcast of Washington IV Inc., its successors and assigns Purpose: Broadband communications Area Affected: Said land Dated: August 1, 2010 Recorded: March 16, 2015 Auditor's File No.: 201503160065

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on March 10, 2023 under Auditor's File No. 202303100058 . Reference is made to said document for full particulars