

When recorded return to:
David Carlson and Lily Bynum
4714 Yorkshire Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252711
Aug 21 2025
Amount Paid \$5445.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial Street
Mount Vernon, WA 98273

Escrow No.: 245473017

Chicago Title
620059600

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raad Saad Hassan Al-Alwani, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to David Carlson and Lily Bynum, unmarried persons

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 69, SKYLINE NO. 6, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 64
THROUGH 67A, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

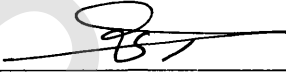
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59465, 3822-000-069-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: August 18, 2025

Raad Saad Hassan Al-Alwani



Reem F. Albattawi, as a Non-Vested Spouse

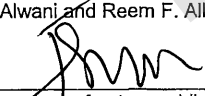
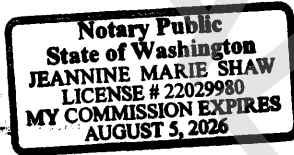
State of WashingtonCounty of KingThis record was acknowledged before me on 08/18/25 by Raad Saad Hassan Al-Alwani and Reem F. Albattawi.
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 08/05/26

EXHIBIT "A"
Exceptions

1. 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 Skyline No. 6, recorded in Volume 9 of Plats, pages 64 through 67A:

Recording No: 721494

2. 2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes
Purpose: Free and unobstructed passage of aircraft
Recording Date: January 20, 1972
Recording No.: 763225

Said instrument is a correction of Avigation Easement;
Recording Date: October 19, 1969
Recording No.: 732442

3. 3. Covenants, conditions, assessments, 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: December 23, 1968
Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions
Recording Date: December 9, 1968
Recording No.: 8812090002

4. 4. Any 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 instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: December 23, 1968
Recording No.: 721698

5. 5. Bylaws Skyline Beach Club including the terms, covenants and provisions thereof

EXHIBIT "A"Exceptions
(continued)

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

And amended by

Recording No. 201308290044
Recording No. 201812210006

Modification(s) of said covenants, conditions and restrictions

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

6. 6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.