

202508280142

08/28/2025 09:19 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Andrew Noble
6867 Mount Baker Highway
Deming, WA 98244

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252795
Aug 28 2025
Amount Paid \$6837.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Chicago Title
620059284

Escrow No.: 245473391

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cynthia R. Robinson, an unmarried person

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 Andrew Noble, unmarried person

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

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

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

Lot 31, Skyline No. 2, aka Lot B, BLA2021-0022

Tax Parcel Number(s): P59077, 3818-000-031-0009

Subject to:

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

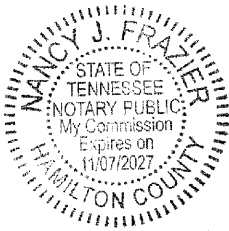
STATUTORY WARRANTY DEED
(continued)Dated: August 19, 2025Cynthia R. Robinson
Cynthia R. RobinsonState of Tennessee
County of HamiltonThis record was acknowledged before me on 08/19/2025 by Cynthia R. Robinson.Nancy J. Frazier
(Signature of notary public)
Notary Public in and for the State of Tennessee
My commission expires: 11/07/2027

EXHIBIT "A"
Legal Description

Lot 31, "SKYLINE NO. 2," as per plat recorded in Volume 9 of Plats, page 59 and 60, records of Skagit County, Washington.

EXCEPT that portion of said Lot 31 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.

TOGETHER WITH that portion of Lot 30 of Said "SKYLINE NO. 2", 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.

(Also known as Lot B of Boundary Line Adjustment BLA-2021-0022 recorded under Recording No. 202201180081)

Situate in the county of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 1. Unrecorded easement for power line granted to the United States Coast Guard, constructive notice of which is given by recital contained in instrument

Recorded: July 3, 1961
Recording No.: 609474
Affects: The exact location is undeterminable
2. 2. 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
3. 3. 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
4. 4. 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
5. 5. 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

EXHIBIT "B"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2005

Recording No.: 200506020039

6. 6. 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

7. 7. 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: July 22, 1970

Recording No.: 741446

8. 8. 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

9. 9. By Laws of Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 28, 2009

Recording No.: 200907280031

Modification(s) of said instrument:

Recording Date: October 18, 2010

Recording No.: 201010180061

Modification(s) of said instrument:

Recording Date: October 25, 2010

Recording No.: 201010250050

Modification(s) of said instrument:

Recording Date: August 22, 2012

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 201208220010

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 instrument:

Recording Date: October 7, 2024

Recording No.: 202410070017

Modification(s) of said instrument:

Recording Date: November 21, 2024

Recording No.: 202411210030

10. 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 Quit Claim Deed:

Recording No: 202201180080

11. 11. 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 Boundary Line Adjustment 2021-0022:

Recording No: 202201180081

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