

**When recorded return to:**

James P. Rohrback and Mary C. Rohrback  
2207 Highland Dr  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252816

Aug 29 2025

Amount Paid \$6818.60  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620059722

**CHICAGO TITLE**  
620059722

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Norman Frederick Grail and Jerri Cannova Grail, 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 James P. Rohrback and Mary C. Rohrback, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 18, "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 COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59331 / 3821-000-018-0001

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 27, 2025

[Signature]  
Norman Frederick Grail

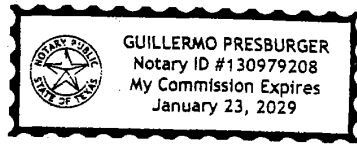
[Signature]  
Jerri Cannova Grail

State of Texas

County of Dallas

This record was acknowledged before me on August 27<sup>th</sup>, 2025 by Norman Frederick Grail and Jerri Cannova Grail.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Texas  
My appointment expires: 01/23/2029



**EXHIBIT "A"**  
Exceptions

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. 5, recorded in Volume 9 of Plats, Pages 56 through 58:

Recording No: 716842

2. 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: September 16, 1968  
Recording No.: 718213

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 12, 2005  
Recording No.: 200505120052

3. The Terms, Conditions and Reservations as disclosed in Ordinance No. 2348:

Recording Date: February 15, 1995  
Recording No.: 9502150073

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: May 12, 2005  
Recording No.: 200505120052

5. Bylaws Skyline Beach Club and the terms and conditions thereof

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

Modification(s) of said Bylaws

**EXHIBIT "A"**Exceptions  
(continued)Recording Date: August 29, 2013  
Recording No.: 201308290044

Modification(s) of said Bylaws

Recording Date: December 21, 2018  
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. 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: Skyline Beach Club, Inc.  
Recording Date: March 17, 1972  
Recording No.: 765514

7. Assessments, if any, levied by Anacortes.
8. City, county or local improvement district assessments, if any.