

202509030020

09/03/2025 08:53 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Richard Hutchins and Cheryle Eymil
4807 Glasgow Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252859

Sep 03 2025

Amount Paid \$20420.00

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
620058002

Escrow No.: 245473298

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allyn Pharo, an unmarried person as a 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 Richard Hutchins and Cheryle Eymil, each an unmarried person

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

LOT 41, "SKYLINE NO. 9", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 75 THROUGH 77, 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): P59888, 3825-000-041-0008

STATUTORY WARRANTY DEED
(continued)

Dated: August 29, 2025

Ally Pharo
Allyn Pharo

State of New Mexico
County of Santa Fe

This record was acknowledged before me on August 29, 2025 by Allyn Pharo.

[Signature]
(Signature of notary public)
Notary Public in and for the State of New Mexico
My appointment expires: 1/22/2028

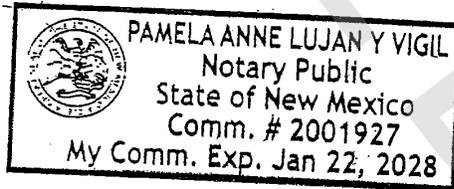


EXHIBIT "A"

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 the Plat Skyline No. 9:

Recording No: 727408

2. 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: September 10, 1969

Recording No.: 730908

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 24, 2005

Recording No.: 200501240170

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2005

Recording No.: 200506020037

3. Bylaws - Skyline Beach Club and the terms and conditions thereof

Recording Date: July 28, 2009

Recording No.: 200907280031

Modification(s) of said Bylaws

Recording Date: October 18, 2010

Recording No.: 201010180061

Modification(s) of said Bylaws

Recording Date: October 25, 2010

Recording No.: 201010250050

EXHIBIT "A"

Exceptions

Modification(s) of said Bylaws

Recording Date: August 22, 2012
Recording No.: 201208220010

Modification(s) of said Bylaws

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 Bylaws

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

4. 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.
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: Skyline Beach Club, Inc.
Recording Date: March 27, 1972
Recording No.: 765952
Recording Date: March 24, 1980
Recording No.: 8003240057
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 03, 2025

between Richard Hutchins Cheryle Eymil ("Buyer")
Buyer Buyer

and Allyn Pharo ("Seller")
Seller Seller

concerning 4807 Glasgow Way 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.

Richard Hutchins 8-2-2025
Buyer Date

Cheryle Eymil 8/2/25
Buyer Date

08/04/25
Buyer Date

Allyn Pharo
Seller Date