

When recorded return to:
Jeff Ward Kidd and Nina Lotte Jimerson-Kidd
5202 Sterling Dr
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252932

Sep 08 2025

Amount Paid \$13300.00
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

Title No.: 620060084
Escrow No.: 245473847

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Jack Talsky and Janet Jue Talsky, husband and wife
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 Jeff Ward Kidd and Nina Lotte Jimerson-Kidd, a married couple

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.)

LT 49, SKYLINE NO. 3

Tax Parcel Number(s): P59154, 3819-000-049-0008

Subject to:

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

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."

STATUTORY WARRANTY DEED
(continued)Dated: 9-3-2025Kenneth Jack Talsky
Kenneth Jack TalskyJanet Jue Talsky
Janet Jue TalskyState of Rhode Island
County of ProvidenceThis record was acknowledged before me on 09/03/2025 by Kenneth Talsky and Janet Talsky.Gavin A Bartlett
(Signature of notary public)
Notary Public in and for the State of Rhode Island
My commission expires: 03/08/2027

EXHIBIT "A"
Legal Description

LOT 49, SKYLINE NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF
PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

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 of Skyline No. 3:
Recording No.: 716497

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: August 12, 1968
Recording No.: 716889

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005
Recording No.: 200503290150

3. 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: September 9, 2005
Recording No.: 717920

4. Bylaws - Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 29, 2009
Recording No.: 200907280031

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 Bylaws

Recording Date: October 7, 2024
Recording No.: 202410070017

Modification(s) of said Bylaws

Recording Date: November 21, 2024
Recording No.: 202411210030

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

Purpose: Ingress, egress and driveway purposes
Recording Date: December 4, 1997

Statutory Warranty Deed (LPB 10-05)
WA0000059.doc / Updated: 03.22.23

EXHIBIT "B"
Exceptions

Recording No.: 9712040093

Affects: Said premises and other property

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey

Recording Date: June 14, 1999

Recording No.: 9906140134

Matters shown: landscape plants and fir tree

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