

When recorded return to:

David A Shapiro
The Mardock-Shapiro Family Trust, dated October
30, 2015
P.O. Box 1029
Three Forks, MT 59752

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253208

Sep 30 2025

Amount Paid \$3525.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060179

CHICAGO TITLE

620060179

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanne L. Hoelzle, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to David A Shapiro and Linda L Mardock, Trustees of
TheMardock-Shapiro Family Trust, dated October 30, 2015

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.)

Unit 87, Skyline No. 18, Condominium

Tax Parcel Number(s): P60323 / 3831-000-087-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated Sept. 29 2025

Rhonda Mietzner as Attorney in Fact for Joanne L. Hoelzle
Rhonda Mietzner as Attorney in Fact for Joanne L. Hoelzle

Rachel A. Wiltz as Attorney in Fact for Joanne L. Hoelzle
Rachel A. Wiltz as Attorney in Fact for Joanne L. Hoelzle

State of WA
County of Snohomish

This record was acknowledged before me on 9-29-2025 by Rhonda Mietzner
as Attorney in Fact of Joanne L. Hoelzle.

Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

State of WA
County of Snohomish

This record was acknowledged before me on 9-29-2025 by Rachel A. Wiltz
as Attorney in Fact of Joanne L. Hoelzle.

Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60323 / 3831-000-087-0005

UNIT 87, SKYLINE NO. 18, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF
RECORDED UNDER AUDITOR'S FILE NO. 745027 AND SURVEY MAP AND PLANS THEREOF
RECORDED IN VOLUME 9 OF PLATS, PAGES 110 AND 111, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Easement, including the terms, covenants and provisions thereof, granted by instrument
 Recorded: January 26, 1962
 Recording No.: 617291, records of Skagit County, WA
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 NOTE: We are unable to determine the exact location of said easement rights.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 18, A CONDOMINIUM:

 Recording No: 745028

3. Easement including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: October 26, 1970
 Recording No.: 745030, records of Skagit County, WA
 To: The City of Anacortes
 For: Utilities and drains
 Affects: Portion of Common Area, including Tracts A and B

4. Easement, including the terms, covenants and provisions thereof, granted by instrument
 Recorded: August 11, 1975
 Recording No.: 821776, records of Skagit County, WA
 In favor of: Division 18 Condominium Dock Owners Association
 For: Ingress and egress
 Affects: That portion of the Common Area lying within Tract B

5. Easement, including the terms, covenants and provisions thereof, granted by instrument
 Recorded: July 31, 1981
 Recording No.: 8107310041, records of Skagit County, WA
 In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of Skyline No. 19
 For: Ingress, egress, and utilities and incidental purposes
 Affects: That portion of the Common Area lying within the South Half of Tract B

6. Easement, including the terms, covenants and provisions thereof, granted by instrument
 Recorded: August 31, 1984

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 8408310010, records of Skagit County, WA
 In favor of: Cascade Natural Gas Corporation
 For: Pipelines for oil, gas, and the products thereof
 Affects: That portion of the Common Area lying within the South Half of Tract B

7. Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument
 Recorded: June 9, 1977
 Recording No.: 857688, records of Skagit County, WA
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
 Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument
 Recorded: June 9, 1977
 Recording No.: 857688, records of Skagit County, WA
 Imposed by: Skyline Beach Club, Inc.
9. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;
 Recorded: October 26, 1970
 Recording No.: 745027, records of Skagit County, WA

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 2, 2012
 Recording No.: 201210020095

10. Bylaws including the terms, covenants and provisions thereof

Recording Date: August 17, 1988
 Recording No.: 8808170025

Modification:

Recording No. 202011090070

11. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "B"Exceptions
(continued)

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 9, 2008
Recording No.: 200810090083, records of Skagit County, Washington
Imposed By: City of Anacortes
14. ByLaws Skyline Beach Club including the terms, covenants and provisions thereof
Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said ByLaws
Recording No.: 201308290044
Recording No.: 201812210006
Recording No.: 202005080022
Recording No.: 202410070017
Recording No.: 202411210030
15. Ordinance No. 2787 including the terms, covenants and provisions thereof
Recording Date: October 9, 2008
Recording No.: 200810090083
16. Assessments, if any, levied by Skyline Beach Club, Inc..
17. Assessments, if any, levied by Skyline Marina Condominium.
18. Assessments, if any, levied by the City of Anacortes.
19. City, county or local improvement district assessments, if any.
20. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.