

When recorded return to:

Dwight D. Etheridge
4603 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253933
Dec 08 2025
Amount Paid \$4565.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 25-25001

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Hepler, a single man,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Dwight D. Etheridge, an unmarried man

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

Unit 27, SKYLINE NO. 18, A CONDOMINIUM, also known as Skyline Marine Condominium, Second Addition (Division No. 18), according to Declaration thereof recorded October 26, 1970 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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P60262/3831-000-027-0008

Dated: 12/03/2025

Robert Hepler
Robert Hepler

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 3 day of December, 2025, by Robert Hepler.

KAB
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25001-KM

Page 2 of 4

EXHIBIT B

25-25001-KM

9. Reservations of minerals, mineral rights, etc., in Deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Auditor's File No. 91959, and recorded in Volume 88 of Deeds, at page 639, and dated January 26, 1923, filed March 3, 1923, as Auditor's File No. 162371, and recorded in Volume 128 of Deeds, page 501. (Affects Tidelands)

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 26, 1962 as Auditor's File No. 617291.

11. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded October 26, 1970 as Auditor's File No. 745027 may be contained in the bylaws adopted pursuant to said Declaration.

12. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Acts (Condominiums)" and amendments thereto.

13. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

14. Easement, affecting a portion of subject property for the purpose of right(s) of way for municipal corporation(s), its successors and or assigns along with permit and franchise holders including terms and provisions thereof recorded October 26, 1970 as Auditor's File No. 745030.

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skyline No. 18, a Condominium recorded October 26, 1970 as Auditor's File No. 745028.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

16. Terms, provisions, definitions, obligations and assessments contained in the By-Laws of the Association of Condominium Owners Skyline Marine Condominiums Second Addition (Division No. 18) recorded August 17, 1988 under Auditor's File Number 8808170025 (also shown as 198808170025).

17. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, Inc., including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031 Said bylaws were also amended by documents recorded as Auditor's File No. 2010010250050, 201208220010, 201308290044, 201812210006, 202005080022, 202308280035, 202410070017 and 202411210030.

Bylaws may be subject to unrecorded amendments thereto.

18. Terms and conditions of Ordinance No. 2787, recorded October 9, 2008 as Auditor's File No. 200810090083.

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25001-KM

Page 3 of 4

19. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc..
20. Any tax, fee, assessments or charges as may be levied by Skyline Marine Condominium Association #18.
21. Municipal assessments, if any, levied by the City of Anacortes.