

When recorded return to:

Erin Shiflett and Nicholas Berghuis
5606 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253986
Dec 12 2025
Amount Paid \$12588.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachary H. Mindel, a married man,

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

in hand paid, conveys, and warrants to Erin Shiflett and Nicholas Berghuis, a married couple

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

Lot 10, SKYLINE NO. 2, according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, 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): P59055/3818-000-010-0004

UNOFFICIAL DOCUMENT

Dated: December 8, 2025
2025
Zachary H. Mindel
Emma Mindel
Emma Mindel, non vested spouse

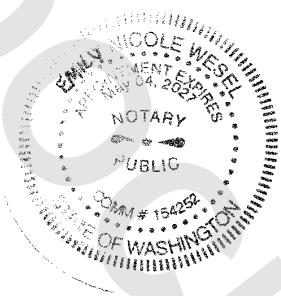
STATE OF WASHINGTON
COUNTY OF SKAGIT Whatcom

This record was acknowledged before me on December 8, 2025 by Zachary H. Mindel and Emma Mindel.

Carly D. Wese
Signature

Escrow
Title

My commission expires: 05/04/2027



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EXHIBIT B

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9. Easement, affecting a portion of subject property for the purpose of transmission lines including terms and provisions thereof granted to Puget Sound Power & Light Company recorded January 26, 1962 as Auditor's File No. [617291]

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, recorded November 22, 1968 as Auditor's File No. [720642]. Above covenants, conditions and restrictions were amended and recorded June 2, 2005 as Auditor's File No. 200506020039.

11. 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 December 9, 1968, as Auditor's File No. [721183].

12. 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. 2 recorded November 1, 1968 as Auditor's File No. [719989].

13. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

14. 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].

15. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on April 15, 2015 as Auditor's File No. [201504150060].

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

16. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc.

17. Municipal assessments, if any, levied by the City of Anacortes.

21. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

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