

When recorded return to:
Emily Phares
4205 Tyler Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260284
Feb 03 2026
Amount Paid \$11502.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620060379
Escrow No.: 245476178

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond Gaebler and Julie Gaebler, a married couple
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 Emily Phares, an unmarried person

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 77, SKYLINE NO. 10

Tax Parcel Number(s): P59987, 3826-000-077-0004

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: February 2, 2026


Raymond Gaebler


Julie Gaebler

State of WA
County of SKAGIT
This record was acknowledged before me on 2/2/2026 by Raymond Gaebler and Julie Gaebler.


(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027



EXHIBIT "A"
Legal Description

LOT 77, SKYLINE NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 117, 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. 10:

Recording No: 753632

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: June 7, 1971

Recording No.: 753631

Amended by instrument(s):

Recording No.: 200404190151

Recording No.: 200506280155

Recording No.: 200601060083

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: June 7, 1971

Recording No.: 753631

4. Bylaws 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

Modification(s) of Bylaws

Recording Date: October 7, 2024

Recording No.: 202410070017

Modification(s) of Bylaws

Recording Date: November 21, 2024

Recording No.: 202411210030

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