

When recorded return to:

Ian Slater
3312 Beachwood Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260382

Feb 12 2026

Amount Paid \$3205.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 26-25254

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dwight D. Etheridge, an unmarried man, 4603 Kingsway, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Ian Slater, an unmarried person

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

Unit 58, "SKYLINE NO. 17, A CONDOMINIUM," as per plat recorded in Volume 9 of Plats, pages 101 and 102, and as amended by survey recorded in Volume 6 of Surveys, pages 34 and 35, under Auditor's File No. 8412270055, records of Skagit County, Washington; and as identified in that certain Declaration recorded July 23, 1970, under Auditor's File No. 741481, and as amended by Amended Declaration recorded December 27, 1984, under Auditor's File No. 8412270054, and any Amendments thereafter, 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): P60149/3830-000-058-0001

Dated: 2-4-2026

Dwight D. Etheridge
Dwight D. Etheridge

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 4 day of February, 2026, by Dwight D. Etheridge.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/29

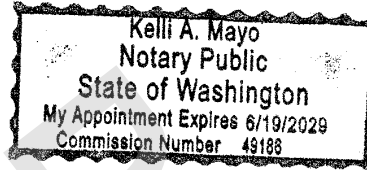


EXHIBIT B

26-25254-KM

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

10. Any lien or liens that may arise or be created as a consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893.

(Affects tidelands)

11. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above. (Affects portions of lots lying within tidelands.)

12. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

13. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

14. 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.

15. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File No. 8412270054.

Above covenants, conditions and restrictions were amended and recorded August 9, 2002 and March 21, 2011 as Auditor's File No. 200208090181 and 201103210167..

16. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.

17. Easement, affecting the common area including tracts A and B of subject property for the purpose of utilities and drains including terms and provisions in favor of the City of Anacortes, a municipal corporation recorded July 23, 1970 as Auditor's File No. 741484.

18. 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. 17 recorded July 23, 1970 as Auditor's File No. 741482. 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

Statutory Warranty Deed
LPB 10-05

Statement” or “Resale Certificate”.

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

20. Easement, affecting a portion of subject property for the purpose of waterway access including terms and provisions thereof recorded April 8, 2016 as Auditor's File No. 201604080029.

21. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009, August 22, 2012 and August 29, 2013 under Auditor's File Nos. 200907280031, 201208220010 and 201308290044.

22. 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 Beach Club Survey recorded August 25, 2016 as Auditor's File No. 201608250009.

23. Any tax, fee, assessments or charges as may be levied by Skyline Marine Owners Association Division 17.

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

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