

202602180021

02/18/2026 09:37 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
James Robb and Louise Nardi
3126 227th Place SW
Brier, WA 98036

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260421
Feb 18 2026
Amount Paid \$7525.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Chicago Title
620061169

Escrow No.: 245476720

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary-Ann Gutierrez, an unmarried person

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 James Robb and Louise Nardi, a married couple

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 B, WASHINGTON PARK CONDO

Tax Parcel Number(s): P111895, 4698-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/12/26

Mary Ann Gutierrez
Mary-Ann Gutierrez

State of Washington
County of Snohomish
This record was acknowledged before me on 02/12/26 by Mary-Ann Gutierrez.

J. Shaw
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 08/05/26

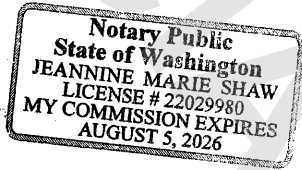


EXHIBIT "A"
Legal Description

UNIT B, WASHINGTON PARK CONDOMINIUM, ACCORDING TO DECLARATION AND BYLAWS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9708200032 AND 9708290166, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 181, 182 AND 183, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company, a Washington Corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 26, 1962
Recording No.: 617291
Affects: Portion of said premises
2. 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 28, 1972
Recording No.: 770309
3. 3. Skyline Beach Club, Inc. and the terms and conditions thereof:
Recording Date: February 13, 1978
Recording No.: 876137
Recording No.: 876138
4. 4. 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 Survey Map and Plans:
Recording No: 9708200031
5. 5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.
Entitled: Condominium Declaration
Recording Date: August 20, 1997
Recording No.: 9708200032
Recording Date: August 29, 1997

EXHIBIT "B"
Exceptions
(continued)

Recording No.: 9708290166
Modification(s) of said covenants, conditions and restrictions
Recording Date: December 9, 1997
Recording No.: 9712090090
Modification(s) of said covenants, conditions and restrictions
Recording Date: March 30, 1998
Recording No.: 9803300186

6. 6. Lien of assessments levied pursuant to the Declaration for Washington Park Condominium to the extent provided for by Washington law.

7. 7. ByLaws Skyline Beach Club and the terms and conditions thereof:
Recording Date: July 28, 2009
Recording No.: 200907280031
Modification(s) of Said ByLaws Skyline Beach Club:
Recording Date: December 21, 2018
Recording No.: 201812210006
Modification(s) of Said ByLaws Skyline Beach Club:
Recording Date: May 8, 2020
Recording No.: 202005080022
Modification(s) of Said ByLaws Skyline Beach Club:
Recording Date: October 7, 2024
Recording No.: 202410070017
Modification(s) of Said ByLaws Skyline Beach Club:
Recording Date: November 21, 2024
Recording No.: 202411210030