

**When recorded return to:**  
Joyce M. Stock  
11251 Mermac Drive  
Holts Summit, MO 65043

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20261121  
Apr 16 2026  
Amount Paid \$12276.50  
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**  
620061668

Escrow No.: 245477958

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven J. Chaney and Teresa D. Turner, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration subject to an IRS 1031 Tax Deferred Exchange  
in hand paid, conveys and warrants to Joyce M. Stock, 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. 71, SKYLINE NO. 16

Tax Parcel Number(s): P77880, 4193-000-071-0003

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: April 10, 2026

[Signature]  
Steven J. Chaney  
[Signature]  
Teresa D. Turner

State of WA  
County of Skagit

This record was acknowledged before me on 4/10/2026 by Steven J. Chaney and Teresa D. Turner.

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



**EXHIBIT "A"**  
Legal Description

LOT 71, SKYLINE NO. 16, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF  
PLATS, PAGES 23 THROUGH 25, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

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  
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. 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. 16, recorded in Volume 10 of Plats, Pages 23 through 25:

Recording No: 770308

3. 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, as set forth in the document

Recording Date: March 2, 1982  
Recording No.: 8203020040

4. 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 16, 2005  
Recording No.: 200506160146

Said amended covenants replace and supercede Recording No. 770309 and all prior covenants.

5. 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: March 2, 1982  
Recording No.: 8203020040

Recording Date: June 16, 2005  
Recording No.: 200506160146

6. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, including any liability to assessment lien:

Recording Date: July 28, 2009  
Recording No.: 200907280031

Modification of ByLaws of Skyline Beach Club

Recording Date: August 29, 2013  
Recording No.: 201308290044

Modification of ByLaws of Skyline Beach Club

Recording Date: December 21, 2018  
Recording No.: 201812210006

**EXHIBIT "B"**  
Exceptions

Modification of ByLaws of Skyline Beach Club

Recording Date: May 8, 2020  
Recording No.: 202005080022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 7, 2024  
Recording No.: 202410070017

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 21, 2024  
Recording No.: 202411210030

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

8. Assessments, if any, levied by the City of Anacortes.