

When recorded return to:

John R. Cox & Associates, LLC
606 Commercial Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261257
Apr 28 2026
Amount Paid \$14190.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 25-22857

STATUTORY WARRANTY DEED

THE GRANTOR(S) West Coast Land Investments, Inc., a Washington Corporation, 4707 Northeast Shore Place,
Lake Forest Park, WA 98155,

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

in hand paid, conveys, and warrants to John R. Cox & Associates, LLC, a Washington Limited Liability
Company

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

Lot 10, PLAT OF FIDALGO VILLAS, as per plat recorded on May 19, 2015 under Auditor's File No.
201505190075, 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): P132705/6025-000-010-0000

Dated: 04/24/2026

West Coast Land Investments, Inc., a Washington Corporation

By: *Cecile Cheung*
Cecile Cheung, Vice President/Director

STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on this 24th day of April, 2026, by Cecile Cheung, Vice President/Director of West Coast Land Investments, Inc..

Kyle Beam
(Signature of notary public)

Notary
(Title of office)

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT B

25-22857-KM-AA

9. 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 01/26/1962, as Auditor's File No. 617291.
10. Various easements, provision, conditions and restrictions as set forth in instrument recorded 02/2/1972 as Auditor's File No. 764620.
11. Unrecorded easement for underground powerline over and across the premise herein described, together with right of ingress and egress, in favor of United States Coast Guard and Puget Sound Power & Light Company, a corporation, constructive notice of which is given by recital contained in instruments recorded as Auditor's File Nos. 609474 and 619670.
12. Easement, affecting a portion of subject property for the purpose of gas pipeline including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 10/17/1973 as Auditor's File No. 792226. Affects: a 10-foot wide strip of land.
13. Easement, affecting a portion of subject property for the purpose of gas pipe line including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded 01/16/1974 as Auditor's File No. 795667. Affects: a 10-foot wide strip of land.
14. 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 08/19/1980 as Auditor's File No. 8008190071. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.
15. 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 08/19/1980 as Auditor's File No. 8008190072. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.
16. 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. 19 recorded 08/19/1980 as Auditor's File No. 8008190069.
17. Reservation of minerals, mineral rights, etc., in deeds from the State of Washington, dated 01/05/1912 and recorded 06/29/1912 as Auditor's File No. 91959 in Volume 88 of Deeds Page 639; and dated 01/26/1923 and recorded 03/03/1923 as Auditor's File No. 162371 in Volume 128 of Deeds, Page 501. Affects: Tidelands only.
18. Easement, affecting a portion of subject property for the purpose of Electric Power Line including terms and provisions thereof granted to United States of America recorded 07/07/1970 as Auditor's File No. 740898.
19. Easement, affecting a portion of subject property for the purpose of Utilities and related appurtenances including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818681. Affects: at least Lots 11-18 of Fidalgo Villas.

Statutory Warranty Deed
LPB 10-05

20. Easement, affecting a portion of subject property for the purpose of Utilities and related appurtenances including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818682.
21. Easement, affecting a portion of subject property for the purpose of utilities and related appurtenance including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818683.
22. Easement, affecting a portion of subject property for the purpose of utilities and related appurtenances including terms and provisions thereof granted to City of Anacorte recorded 06/09/1975 as Auditor's File No. 818864.
23. Easement, affecting a portion of subject property for the purpose of Utilities and related appurtenances including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818686. Affects: At least Lots 11-18 of Fidalgo Villas.
24. Easement, affecting a portion of subject property for the purpose of utilities and related appurtenances including terms and provisions thereof granted to City of Anacortes recorded 06/09/1975 as Auditor's File No. 818687.
25. Easement, affecting a portion of subject property for the purpose of ingress, egress, utilities and drainage including terms and provisions thereof granted to City of Anacorte recorded 10/08/1975 as Auditor's File No. 824613.
26. 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.)
27. Provisions, conditions and restrictions as set forth in Skagit County Superior Court Cause No. 36288, wherein Skyline Marina Inc. is Plaintiff, and Skyline Associates, et al, are Defendants, reference to the record being made for full particulars.
28. 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.
29. 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 04/22/2013, as Auditor's File No. 201304220242.
30. 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.
31. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by West Coast Land Investments, Inc., recorded 05/19/2015 as Auditor's File No. 201505190076. Said instrument is a rerecording of Auditor's File No. 201505120128. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal

characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

32. 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 Plat of Fidalgo Villas recorded 05/19/2015 as Auditor's File No. 201505190075. Said instrument is a rerecording of Auditor's File No. 201505120127. 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 Statement" or "Resale Certificate".

33. Any tax, fee, assessments or charges as may be levied by Skyline Properties Owners Association, aka Skyline Beach Club.

34. Any tax, fee, assessments or charges as may be levied by Skyline 19 Road Maintenance Association.

35. Any tax, fee, assessments or charges as may be levied by Fidalgo Villas Homeowner's Association.

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