

**When recorded return to:**

Timothy McGeehan and Kristin McGeehan  
4402 Bryce Dr  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261350

May 06 2026

Amount Paid \$14902.00  
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  
620061804

Escrow No.: 245478352

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lee S Martin and Susan M Martin, husband and wife

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 Timothy McGeehan and Kristin McGeehan, a married couple

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

LOT 34, SKYLINE NO. 4, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 61 AND 62, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

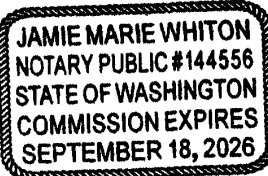
Tax Parcel Number(s): P59249, 3820-000-034-0002

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: 1 May 2026Lee S MartinSusan M MartinState of WashingtonCounty of SkagitThis record was acknowledged before me on 1 May 2026 by Lee S Martin and Susan M Martin.Jamie Marie Whiton  
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9/18/2026

**EXHIBIT "A"****Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company and General Telephone Company  
 Purpose: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service  
 Recording Date: December 9, 1968  
Recording No.: 721184  
 Affects: Said premises and other property

2. Any Conditions, covenants, restrictions, reservations, easements of record and unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in first Deed out from Skyline Beach Club, Inc.

3. 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. 4:

Recording No: 719990

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: November 22, 1968  
Recording No.: 720642

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 24, 2005  
Recording No.: 200506240110

5. Lien of assessments levied pursuant to the Declaration for Skyline Beach Club, Inc. to the extent provided for by Washington law.
6. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, including any liability to assessment lien.

Recording Date: March 22, 1972  
Recording No.: 765703

Modification(s) of said covenants, conditions and restrictions

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

**EXHIBIT "A"**  
**Exceptions Cont'd**

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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.