

Skagit County Auditor 7/20/2016 Page

1 of

\$79.00 7 12:41PM

When recorded return to: Joseph A. Rowe and Sharon M. Rowe 2208 Highland Drive Anacortes, WA 98221

Filed for record at the request of:



425 Commercial St Nount Vernon, WA 98273

Escrow No.: 620028047

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clifford Difonzo and Laura Thomas, Personal Representatives of the The Estate of Kenneth Difonzo

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Joseph A Rowe and Sharon M. Rowe, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 19, SKYLINE NO. 5, according to the plat thereof, recorded in Volume 9 of Plats, Pages 56
Through 58, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59332 / 3821-000-019-0009

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PARTHEREOF

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 07.30.13

Page 1

WA-CT-FNDV-02150.620019-620028047

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163044

JUL 20 2016

Amount Paid \$ // 308.00
Skagit Co. Treasurer
By Mam Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 15, 2016

The Estate of Kenneth Difonzo

Clifford Offenzo

BY: Laura Thomas

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 07.30.13

Page 2

WA-CT-FNRV-02150.620019-620028047

STATUTORY WARRANTY DEED

11 /	N. Carlotte			(continue	a)	
State	of Flori	da				
	Month		Palm	Beach		
l cert	ify that I know	or have sati	sfactory e	vidence that _	Laura	Thomas
signe ackn	d this instrume owledged it as	ent, on oath the Persona	stated that I Represe	it (he/she/they entative of Est) was authorized t	dged that (he/she/they) o execute the instrument and syne Difonzo to be the free ne instrument.
Date	d: <u>0}-{</u>	<u> 3~301</u>	6			
	Manufacture of the second		Makasan		guel A. Marin and for the State Polym Reach ent expires:	e of Florida
	(407) 398-015		A RAMIR SION # FF2- July 08, 20 10 Service com	43568 19		
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STATUTORY WARRANTY DEED

(continued)

Dated: July 15, 2016

The Estate of Kenneth Difonzo

BY. W

Clifford Difonzo

BY:

Laura Thomas

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 07.30.13

Page 2

WA-CT-FNRV-02150.620019-620028047

STATUTORY WARRANTY DEED
(continued)
State of Manuaton
County of Skactt
I certify that I know or have satisfactory evidence that Cliffond Difonzo
is/are the person(s) who appeared before me, and said person acknowledged that (he)she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument a acknowledged it as the Personal Representative of Estate of Kenneth Wayne Difonzo to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Name: Notary Public in and for the State of Machine to Residing at: Manuscript WG My appointment expires: 10, 17019

Page 3

DONNA LEE REED NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES OCTOBER 1, 2019

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 07.30.13

WA-CT-FNRV-02150.620019-620028047

EXHIBIT "A"

Exceptions

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKYLINE NO. 5;

Recording No: 716842

2. Covenants, conditions and restrictions contained in declaration of restrictions

Recorded:

September 16, 1968

Auditor's No.

₹18213, records of Skagit County, WA

Executed by:

Skyline Associates, a limited partnership, Harry Davidson, general partner

Modification(s) of said covenants, conditions and restrictions

Recording Date:

May 12, 2005

Recording No.:

200505120052

3. Any unpaid assessments or charges, and liability to further assessments or charges, for which

a lien may have arisen (or may arise); as disclosed by instrument

Recorded:

October 14, 1968

Auditor's No.:

765515, records of Skagit County, WA

As imposed by:

Skyline Beach Club, Inc.

Bylaws Skyline Beach Club and the terms and conditions thereof 4.

Recording Date:

July 28, 2009

Recording No.:

200907280031

Modification(s) of said Bylaws

Recording Date:

August 29, 2013

Recording No.:

201308290044

- 5. Assessments, if any, levied by Skyline Beach Club, inc
- 6. City, county or local improvement district assessments, if any
- 7. Assessments, if any, levied by City of Anacortes.

Statutory Warranty Deed (LPS 10-05) WA0000816,doc / Updated: 07.30.13

Page 4

WA-CT-FNBV-02150.620019-620028047

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

L.	<i>y</i>		
	ESTATE OF:	CASE NO.16-4-00010-0	
	KENNETH WAYNE DIFONZO	LETTERS OF ADMINISTRATION	
	Deceased		

I. BASIS

- 1.1 KENNETH WAYNE DIFONZO late of Skagit County died intestate on or about DECEMBER 11, 2015 leaving property in this state subject to administration.
- 1.2 On JANUARY 14, 2016 the court appointed CLIFFORD DIFONZO & LAURA THOMAS to administer the estate of the decedent according to law.
- 1.3 The personal representatives have qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT CDIFFORD DIFONZO & LAURA THOMAS are authorized by the court to administer the estate of the above decedent according to law.

DATED JANUARY 14, 2016.

MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss COUNTY OF SKAGIT)

- I, MAVIS BETZ, Clerk of the Superior Court of this County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on JANUARY 14, 2016.
- I further certify that these letters are now in full force and effect.

OF STATE ON COURT

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MAVIS BETZ

COUNTY PLERK AND CLERK OF THE SUPERIOR COURT

BY Austo de l'As

Deputy Clerk