

When recorded return to:
Jenni Nelson and Gerald Nelson
1916 Bay Place
Anacortes, WA 98221



Skagit County Auditor
6/30/2017 Page

1 of 5 2:10PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620031045

Escrow No.: 620031045

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert W. Bower and Wei D. Bower, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Jenni Nelson and Gerald Nelson, wife and husband

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.)

Lot(s): 40 SKYLINE NO. 7 TGW PTN 28-35-01 Tax/Map ID(s):

Tax Parcel Number(s): P59621 / 3823-000-040-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172967
JUN 30 2017

Amount Paid \$ 26,491.40
Skagit Co. Treasurer
By *MLM* Deputy

STATUTORY WARRANTY DEED
(continued)

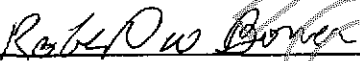
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P59621 / 3823-000-040-0001,

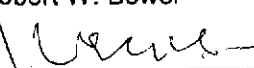
Subject to:

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

Dated: June 20, 2017



Robert W. Bower



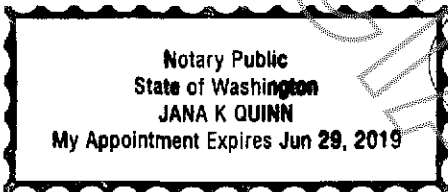
Wei D. Bower

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Wei D. Bower
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 21, 2017



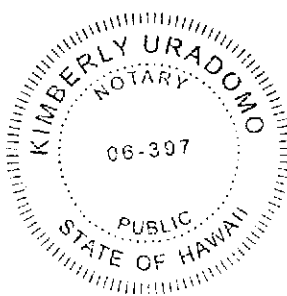
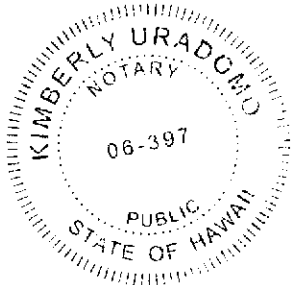
Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Evans Falls
My appointment expires: 06/29/2019

State of Hawaii
County of Mau

I certify that I know or have satisfactory evidence that
Robert W. Bower
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 06/23/2017

Kimberly Uradomo
Name: Kimberly Uradomo
Notary Public in and for the State of Hawaii
Residing at: Wailuku
My appointment expires: _____
My commission expires: July 2, 2018



Doc. Date: 06/20/2017 # Pages: 5
Name: Kimberly Uradomo 2nd Circuit
Doc. Description: Statutory
Warranty Deed
Kimberly Uradomo 06/23/2017
Signature Date
NOTARY CERTIFICATION

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 7:

Recording No: 722987

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 26, 1962
Recording No.: 617291

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, 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 in the document

Recording Date: February 6, 1969
Recording No.: 722988

4. 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, 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 in the document

Recording Date: July 19, 2004
Recording No.: 200407190181

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2004 and June 6, 2005
Recording No.: 200407230174 and 200506060071

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise) disclosed in instrument:
Recorded: May 13, 1977

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 856454
Imposed by: Skyline Beach Club, Inc.

6. Ordinance No. 2787 and the terms and conditions thereof

Recording Date: October 9, 2008
Recording No.: 200810090083

7. ByLaws Skyline Beach Club and the terms and conditions thereof

Recording Date: July 26, 2009
Recording No.: 200907280031

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

9. Assessments, if any, levied by City of Anacortes.

10. Assessments, if any, levied by Skyline Beach Club, Inc..

11. City, county or local improvement district assessments, if any.