



201707100172

Skagit County Auditor \$76.00
7/10/2017 Page 1 of 4 4:04PM

When recorded return to:
Timothy Allen Moore and Marina Moore
4718 Yorkshire Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE 626030516

Escrow No.: 620030516

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Lundin and Ashley Lundin, 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 Timothy Allen Moore and Marina Moore, a married couple

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

Lot 71, Skyline No. 6, according to the plat thereof, recorded in Volume 9 of plats, pages 64 through 67, records of Skagit County, Washington.
Situatue in Skagit County, Washington.

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

Tax Parcel Number(s): P59467/ 3822-000-071-0004

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20173139
JUL 10 2017

Amount Paid \$3289.10
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 5, 2017

Matthew Lundin
Matthew Lundin

Ashley Lundin
Ashley Lundin

State of ~~WASHINGTON~~ ARIZONA
County of ~~SKAGIT~~ PIMA

I certify that I know or have satisfactory evidence that Matthew Lundin and Ashley Lundin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 6th 2017

August Francis Schwerts III
Name: AUGUST FRANCIS SCHWERTS III
Notary Public in and for the State of ARIZONA
Residing at: TUCSON AZ 85704
My appointment expires: 1/22/2020

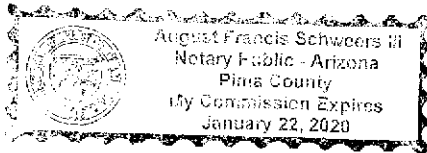


EXHIBIT "A"

Exceptions

1. 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. 6:

Recording No: 721494

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

Granted to: Port of Anacortes
Purpose: Free and unobstructed passage of aircraft
Recording Date: January 20, 1972
Recording No.: 763225

Said instrument is a correction of Avigation Easement;

Recording Date: October 19, 1969
Recording No.: 732442

3. Covenants, conditions, assessments, 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: December 23, 1968
Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1968
Recording No.: 8812090002

4. 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.

EXHIBIT "A"

Exceptions (continued)

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."

5. Any 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 instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: February 11, 1969
Recording No.: 723150

6. Assessments, if any, levied by City of Anacortes.
7. Assessments, if any, levied by Skyline Beach Club, Inc..