

**When recorded return to:**

Greggory K Lacombe and Katherine A Scarlett  
5803 Sugarloaf Street  
Anacortes, WA 98221



201804020148

Skagit County Auditor \$77.00  
4/2/2018 Page 1 of 4 2:32PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033681

**CHICAGO TITLE**  
**620033681**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William R Chouinard, Trustee of The Eunice J. Demar Trust, dated December 9, 2014

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Greggory K Lacombe and Katherine A Scarlett, husband and wife

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

Lot 3, SKYLINE NO. 1, according to the plat thereof, recorded in Volume 8 of Plats, pages 49 and 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59008 / 3817-000-003-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181292  
APR 02 2018

Amount Paid \$ 5,912.<sup>82</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 23, 2018

Eunice J. Demar Trust, dated December 9, 2014  
BY: [Signature]  
William R. Chouinard  
Trustee

State of Va.  
County of Loudoun

I certify that I know or have satisfactory evidence that William R. Chouinard is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the Eunice J. Demar Trust, dated December 9, 2014 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-27-2018

[Signature]  
Name: Paul F. Lucas  
Notary Public in and for the State of Va.  
Residing at: 13511 Glendeville Dr Herndon  
My appointment expires: 12-31-2018

PAUL F. LUCAS  
Notary Public  
Commonwealth of Virginia  
Registration No. 309499  
My Commission Expires Dec 31, 2018

**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. 1:

Recording No: 636081

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: January 26, 1962  
Auditor's No.: 617291, records of Skagit County, WA  
in favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: Exact location is not disclosed of record

3. Covenants, conditions, and restrictions contained in declaration of restrictions  
Recorded: May 16, 1963  
Auditor's No.: 636012, records of Skagit County, WA  
Executed by: Skyline on Burrows Bay, Inc.

MODIFIED by instrument

Recorded: April 17, 1964  
Auditor's No.: 649323, records of Skagit County, WA

4. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument from Skyline Beach Club in the First Deed out.
5. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: June 14, 1977  
Auditor's No(s): 860507, records of Skagit County, Washington  
In favor of: City of Anacortes  
For: Utilities
6. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: March 26, 1964  
Auditor's No(s): 648337, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary

**EXHIBIT "A"**

Exceptions  
(continued)

- appurtenances  
Affects: 5 feet Easterly of and parallel to the Westerly line of Lot 26
7. ByLaws Skyline Beach Club and the terms and conditions thereof  
Recording Date: July 28, 2009  
Recording No.: 200907280031
  8. City, county or local improvement district assessments, if any.
  9. Assessments, if any, levied by City of Anacortes.
  10. Assessments, if any, levied by Skyline Beach Club, Inc..