

When recorded return to:  
Pete Zuanich and Kim Zuanich  
PO Box 2476  
Bellingham, WA 98227

201807060086

07/06/2018 03:31 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115909

**Statutory Warranty Deed**

A115909  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John R. Esposito and Ashley L. Esposito, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Pete Zuanich and Kim Zuanich, a married couple the following described real estate, situated in the County of Skagit, State of Washington

\* Also known as Peter A. Zuanich and Kimberly M. Zuanich  
Abbreviated Legal:

Lot 142, Skyline #8

Tax Parcel Number(s): P59802, 3824-000-142-0007

Lot 142, "SKYLINE NO. 8", according to the plat thereof, recorded in Volume 9 of Plats, Pages 72, 73 and 74, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 02 Jul 2018

[Signature]  
John R. Esposito

[Signature]  
Ashley L. Esposito

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182975

JUL 06 2018


Amount Paid \$12,376.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

Order No:

STATE OF Virginia  
COUNTY OF Arlington } SS:

I certify that I know or have satisfactory evidence that John R. Esposito and Ashley L. Esposito, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2 July 2018

  
Printed Name: GiVonna Stuart  
Notary Public in and for the State of Virginia  
Residing at Fort Myer  
My appointment expires: 30 June 2020

GiVonna Stuart  
NOTARY PUBLIC  
REG. # 7703060  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES 6/30/2020

## Exhibit A

### EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Skyline No. 8  
Recorded: March 31, 1969  
Auditor's No: 724829

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 31, 1969  
Recorded: April 11, 1969  
Auditor's No: 725295  
Executed by: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: November 17, 2003  
Recorded: March 30, 2004  
Auditor's No.: 200403300140

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 31, 2005  
Recorded: June 14, 2005  
Auditor's No.: 200506140087

C. Provisions deemed to be a part of a general scheme by reason of their inclusion in various instruments of record affecting adjoining tracts, as follows:

Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington Non-Profit Corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation.

D. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031.

Said Bylaws were amended by Auditor's File No. 201208220010 and Auditor's File No. 201308290044.

- E. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc..