



202003120080

03/12/2020 03:35 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Shaun E. Huff and Amber Lynn Huff  
2309 Twin Place  
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.

19-3823

**STATUTORY WARRANTY DEED**

Guardian NW Title 19-3823-KS

THE GRANTOR(S) David R. Roberts, a single person as his separate estate,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Shaun E. Huff, a married man as his separate estate

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

PARCEL "A":

That portion of Lot 106, "SKYLINE NO. 6", according to the plat thereof, recorded in Volume 9 of Plats, pages 64 to 67A, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 106; thence due South along the West line of said Lot 106, a distance of 27.50 feet; thence South 86°46'03" East 82.34 feet to the East line of said Lot 106; thence Northeasterly 23.00 feet along the arc of a curve to the right having a radius of 119.29 feet, and a central angle of 11°02'49" to the Northeast corner of said Lot 106; thence North 83°29'17" West along the North line of said Lot, 89.34 feet to the point of beginning.

PARCEL "B":

Lot 107, "SKYLINE NO. 6", according to the plat recorded in Volume 9 of Plats, page 64, records of Skagit County, Washington. 3

Abbreviated legal description:  
LT 107, PTN LT 106, Skyline No. 6

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2026914  
MAR 12 2020

Amount Paid \$ 4185.50  
Skagit Co. Treasurer  
By *BL* Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3823-KS

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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

Tax Parcel Number(s): P59515 & 3822-000-107-0028

Dated: February 23, 2020

David R. Roberts  
David R. Roberts

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that David R. Roberts is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 23 day of February, 2020

Ken M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



**EXHIBIT "A"**  
**Property Description**

**Buyer(s):** Shaun E. Huff

**Property Address:** 2309 Twin Place, Anacortes, WA 98221

**PROPERTY DESCRIPTION:**

**PARCEL "A":**

That portion of Lot 106, "SKYLINE NO. 6", according to the plat thereof, recorded in Volume 9 of Plats, pages 64 to 67A, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 106; thence due South along the West line of said Lot 106, a distance of 27.50 feet; thence South 86°46'03" East 82.34 feet to the East line of said Lot 106; thence Northeasterly 23.00 feet along the arc of a curve to the right having a radius of 119.29 feet, and a central angle of 11°02'49" to the Northeast corner of said Lot 106; thence North 83°29'17" West along the North line of said Lot, 89.34 feet to the point of beginning.

**PARCEL "B":**

Lot 107, "SKYLINE NO. 6", according to the plat recorded in Volume 9 of Plats, page 64, records of Skagit County, Washington. 3

**EXHIBIT A**

19-3823-KS

1. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a Limited Partnership, recorded December 23, 1968 as Auditor's File No. 721698.

Above covenants, conditions and restrictions were amended and recorded December 9, 1988 as Auditor's File No. 8812090002.

2. Avigation Easement, affecting the air space over and above subject property for the purpose of unobstructed passage of aircraft including the right to cause noise as may ensue from the operations of aircraft and together with the right to enter upon said lands for the removal of trees, structures or objects of natural growth which exceed elevation zones including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No. 763225 and 763227.

Said easement are corrections of instruments recorded October 29, 1968 under Auditor's File No. 732442 and 732444.

3. PROVISION CONTAINED IN DEEDS THROUGH WHICH TITLE IS CLAIMED BY OTHER LOT OWNERS IN SAID SUBDIVISION FROM SKYLINE ASSOCIATES, WHICH MAY BE NOTICE OF A GENERAL PLAN, 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."

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skyline No. 6 recorded December 17, 1949 as Auditor's File No. 721494.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. Terms and Provisions of the Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

Said Bylaws were amended by documents recorded as Auditor's File Nos. 201010250050, 201208220010, 201308290044 and 201812210006

6. Terms and conditions of Permissive Use of Skyline Beach Club Green Belt recorded April 20, 2015 under Auditor's File No. 201504200073.

7. Agreement, affecting subject property, regarding Permissive use of Skyline Beach Club Green Belt and the terms and provisions thereof between Skyline Beach Club and Stan Reiterman and Delberta Shepherd, recorded November 19, 1990 as Auditor's File No. 9011190076.

Statutory Warranty Deed  
LPB 10-05