

**When recorded return to:**  
Mark Schmale and Sharon L. Schmale  
4605 Queen Ann Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2658  
Jul 16 2020  
Amount Paid \$11956.60  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042643

CHICAGO TITLE  
6200 42643

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Miriam E. Levi and Henry D. Becker, Wife and Husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mark Schmale and Sharon L. Schmale, a married couple

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

LOT 20, "SKYLINE NO. 4," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 61 AND 62, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P59235 / 3820-000-020-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 8, 2020

Miriam E. Levi  
Miriam E. Levi  
Henry D. Becker  
Henry D. Becker

State of Minnesota  
County of Olmsted

I certify that I know or have satisfactory evidence that Miriam E. Levi and Henry D. Becker 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 11, 2020  
Deborah K. Walker  
Name: Deborah Kay Walker  
Notary Public in and for the State of Minnesota  
Residing at: Olmsted  
My appointment expires: 1-31-25



**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 the Plat of Skyline No. 4:

Recording No: 719990

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

Granted to: Puget Sound Power & Light Company and General Telephone Company of the Northwest

Recording Date: December 9, 1968

Recording No.: 721184

3. Covenants, conditions, 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: November 22, 1968

Recording No.: 720642

Modification(s) / amendment(s) of said covenants, conditions and restrictions

Recording Date: June 24, 2005

Recording No.: 200506240110

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, 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 6, 1971

Recording No.: 761499

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 above:

**EXHIBIT "A"**  
Exceptions  
(continued)

Imposed by: Skyline Beach Club, Inc.

6. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, including any liability to assessment lien.

Recording No.: 200907280031  
Recording No.: 201308290044  
Recording No.: 201812210006

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by the City of Anacortes.
10. Assessments, if any, levied by Skyline Beach Club, Inc..

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 25, 2020

between	<u>Mark Schmale</u> <small>Buyer</small>	<u>Sharon L. Schmale</u> <small>Buyer</small>	(“Buyer”)
and	<u>Miriam Levi</u> <small>Seller</small>	<u>Hank Becker</u> <small>Seller</small>	(“Seller”)
concerning	<u>4605 Queen Ann Way</u> <small>Address</small>	<u>Anacortes</u> <small>City</small>	<u>WA 98221</u> <small>State Zip</small> (the “Property”)

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator Mark Schmale 06/25/2020  
Buyer 2:17 PM PDT Date

Authenticator Sharon L. Schmale 06/25/2020  
Buyer 2:19:29 PM PDT Date

Authenticator Miriam E Levi 06/26/2020  
Buyer 2020 6:13:10 PM PDT Date

Authenticator Hank Becker 06/26/2020  
Buyer 2020 6:28:23 PM PDT Date