

When recorded return to:
Todd Michael Cannon and Holly Suzanne Cannon
2323 Skyline Way Unit 12
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042903

Affidavit No. 2020-3241
Aug 21 2020
Amount Paid \$8628.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620042903

STATUTORY WARRANTY DEED

THE GRANTOR(S) John David Jager, Personal Representative of The Estate of Deloris L Jager Hoover, who acquired title as Delores J Hoover, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Todd Michael Cannon and Holly Suzanne Cannon, ~~a married couple~~ *husband and wife*

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

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

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

UT 12, FIDALGO SHORES II CONDOMINIUM, A CONDO

Tax Parcel Number(s): P103501 / 4606-000-012-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 4, 2020

The Estate of Deloris L Jager Hoover, Deceased

BY: John David Jager
John David Jager
Personal Representative

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that John David Jager
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Deloris L Jager Hoover, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-18-2020
JD

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

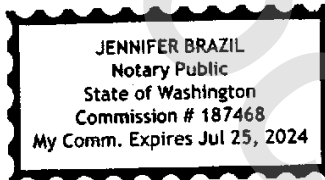


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103501 / 4606-000-012-0001

UNIT 12, FIDALGO SHORES II CONDOMINIUM, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED JULY 27, 1993, UNDER AUDITOR'S FILE NO. 9307270040, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 101 THROUGH 104, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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

The exact location of said easement is not disclosed of record.
2. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement"
Recorded: August 8, 1979
Auditor's No.: 7908080063, records of Skagit County, WA
Grantor: Skyline Marine Owners' Association
Grantee: Skyline Associates
3. 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. 19, recorded in Volume 13 of Plats, Pages 19 through 21:
Recording No.: 8008190069
4. Easement including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 26, 1993
Recording No.: 9301260092, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Underground distribution and electric lines and appurtenances thereto
Affects: The Northerly 10 feet
5. 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 Fidalgo Shores II Condominium, recorded in Volume 15 of Plats, Pages 101 through 104:
Recording No.: 9307200028

EXHIBIT "B"Exceptions
(continued)

6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons
 Dated: August 14, 1980
 Recorded: August 19, 1980
 Auditor's No.: 8008190071, records of Skagit County, WA
7. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
 Dated: August 14, 1980
 Recorded: August 19, 1980
 Auditor's No.: 8008190072, records of Skagit County, WA
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
 Dated: August 14, 1980
 Recorded: August 19, 1980
 Auditor's No.: 8008190072, records of Skagit County, WA
 Imposed by: Skyline 19 Road Maintenance Association
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development.
 Imposed by: Skyline Beach Club, Inc.
10. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons;
 Recorded: July 27, 1993
 Auditor's No.: 9307270040, records of Skagit County, WA

AND Amendments thereto:

- Recorded: April 10, 1997
 Auditor's No.: 9704100023, records of Skagit County, WA
- Recorded: June 13, 2008
 Auditor's No.: 200806130124, records of Skagit County, WA
- Recorded: October 26, 2010

EXHIBIT "B"

Exceptions
(continued)

Auditor's No.: 201010260087, records of Skagit County, WA

Recorded: January 22, 2019

Auditor's No.: 201901220057, records of Skagit County, WA

11. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: June 27, 1912, and March 3, 1923
Auditor's Nos.: 91959 and 162371, records of Skagit County, WA
Affects: Tidelands
12. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34
13. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the legislature of the State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State.", approved March 9, 1893.
Affects: Tidelands described herein.
14. By-Laws - Skyline Beach Club:

Recording Date: July 28, 2009
Recording No.: 200907280031

Amendment to said By-Laws in:

Recorded: December 21, 2018
Auditor's No.: 201812210006, records of Skagit County, WA

Recorded: May 8, 2020
Auditor's No.: 202005080022, records of Skagit County, WA
15. 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
Recording Date: July 28, 2009
Recording No.: 200907280031

EXHIBIT "B"

Exceptions
(continued)

16. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. Assessments, if any, levied by City of Anacortes.
19. Assessments, if any, levied by Skyline 19 Road Maintenance Association.
20. Assessments, if any, levied by Skyline Beach Club, Inc.
21. Assessments, if any, levied by Fidalgo Shores II Owners Association.
22. City, county or local improvement district assessments, if any.
23. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2020
Tax Account Number:	P103501 / 4606-000-012-0001
Levy Code:	0900
Assessed Value-Land:	\$324,000.00
Assessed Value-Improvements:	\$177,000.00

General and Special Taxes:	Billed: \$4,711.83
	Paid: \$4,711.83
	Unpaid: 0

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 03, 2020
between Todd Michael Cannon Holly Suzanne Cannon ("Buyer")
Buyer Buyer
and Estate of Deloris J Hoover ("Seller")
Seller Seller
concerning 2323 Skyline Way Anacortes WA 98221 (the "Property")
Address City State Zip

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.

Authenti
Todd Michael Cannon 07/03/2020
Buyer 4:38:43 PM PDT Date

John Jace 7-4-20
Seller Date

Authenti
Holly Suzanne Cannon 07/03/2020
Buyer 4:42:27 PM PDT Date

Seller Date