

When recorded return to:
Donald L. Baumgartner and Harlene V.
Baumgartner
1510 Skyline Way Unit A201
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3865
Sep 25 2020
Amount Paid \$6005.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620044365

Escrow No.: 620044365

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judy L. Zullo, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donald L. Baumgartner and Harlene V. Baumgartner, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT A-201, SKYLINE COURT, CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED APRIL 16, 1992, UNDER AUDITOR'S FILE NO. 9204160065, AND SURVEY AND MAP PLANS RECORDED IN VOLUME 15 OF PLATS, PAGES 33 THROUGH 37, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

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

Tax Parcel Number(s): P100703 / 4581-000-201-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 14, 2020

Judy L. Zullo
Judy L. Zullo

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Judy L. Zullo 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 this instrument.

Dated: 9-15-2020

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

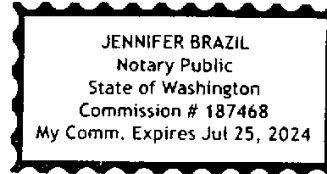


EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: January 26, 1962
 Auditor's No.: 617291, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line(s), together with necessary appurtenances
 Affects: We are unable to determine the exact location of said easement

2. Unrecorded easement for underground power line, together with the rights of ingress and egress, granted to United State Coast Guard by Skyline on Burrows Bay, Inc., constructive notice of which is given by recitals contained in instruments
 Recorded: July 3, 1961
 Auditor's Nos.: 609474, records of Skagit County, Washington

 Recorded: March 29, 1962
 Auditor's Nos.: 619670, records of Skagit County, Washington

 Affects: Exact location undeterminable

3. Permanent easement for underground electric transmission and/or distribution system, together with necessary appurtenances, granted to Puget Sound Power and Light Company, a Washington corporation, by instrument
 Dated: February 8, 1975
 Recorded: February 21, 1975
 Auditor's No.: 813748, records of Skagit County, Washington
 Affects: Common areas

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: January 20, 1986
 Auditor's No.: 8601200031, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line(s), together with necessary appurtenances
 Affects: Common areas

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: September 24, 1991
 Auditor's No.: 9109240007, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric transmission and/or distribution system, together with necessary appurtenances

EXHIBIT "A"Exceptions
(continued)

6. Covenants contained in instruments

Recorded: August 27, 1976
Auditor's Nos.: 841684

Recorded: November 21, 1976
Auditor's Nos.: 848622
Records of: Skagit County, Washington
As follows:

- a. This property shall not be used for any marine operation that infringes on the Non-Compete Agreement in the contract between Skyline Associates and Skyline Marina Inc.
- b. It is hereby understood and agreed that this property is to be solely used as follows: High density Residential

7. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;

Recorded: April 16, 1992
Auditor's No.: 9204160065, records of Skagit County, Washington

AND in Amendments thereto

Recorded: June 24, 1992
Auditor's No.: 9206240092, records of Skagit County, Washington

Recorded: December 10, 1992
Auditor's No.: 9212100086, records of Skagit County, Washington

Recorded: October 21, 2019
Auditor's No.: 201910210092, records of Skagit County, Washington

8. Agreement, including the terms and conditions thereof;

Recorded: July 31, 1995
Auditor's No.: 9507310084, records of Skagit County, Washington
Entered into By: TCI Cablevision of Washington, Inc.
And between: Skyline Court
Providing: Cable television equipment and services to said premises, and related charges

9. Agreement, including the terms and conditions thereof; entered into;

By: TCI Cablevision of Washington, Inc.
And Between: Skyline Court Condos

EXHIBIT "A"Exceptions
(continued)

Recorded: June 7, 1999
 Auditor's No. 9912100105, records of Skagit County, Washington
 Providing: Cable television equipment and services to said premises and related charges

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: August 27, 1976
 Auditor's Nos.: 841684, records of Skagit County, Washington

Recorded: November 21, 1976
 Auditor's Nos.: 848622, records of Skagit County, Washington
 Imposed by: Skyline Beach Club, Inc., a Washington non-profit corporation

11. 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 **SKYLINE COURT CONDOMINIUM:**

Recording No: 9204160064

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

Granted to: Comcast of Washington IV, Inc.
 Purpose: Broadband Communications System
 Recording Date: October 8, 2009
 Recording No.: 200910080083

13. Recorded Bylaws Skyline Beach Club, including the terms, covenants and provisions thereof;

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

Amendment to the Bylaws of Skyline Beach Club, Inc. recorded in:

Recording Date: August 29, 2013
 Recording No.: 201308290044

Recording Date: December 21, 2018
 Recording No.: 201812210006

EXHIBIT "A"
Exceptions
(continued)

Recording Date: May 8, 2020
Recording No.: 202005080022

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by City of Anacortes.