

When recorded return to:

Polly Vaughn
5402 Doon Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4056

Oct 05 2020

Amount Paid \$9963.00

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED GNW 20-7323

THE GRANTOR(S) Alan Weeks, a married man as his separate estate and Annie Ma, a married woman as her separate estate,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Polly Vaughn, a single person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:
Lot 62, SKYLINE NO. 7

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 "B" attached hereto

Tax Parcel Number(s): P59643/3823-000-062-0004

Dated: October 5, 2020



Alan Weeks

Annie Ma by Alan Weeks Atty. in fact
Annie Ma by Alan Weeks, Attorney-In-Fact

STATE OF WASHINGTON
COUNTY OF SKAGIT

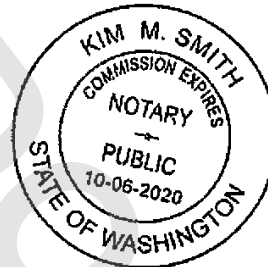
On this 5 day of OCTOBER, 2020 before me personally appeared Alan Weeks, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney In Fact for Annie Ma and acknowledged that he signed and sealed the same as his free and voluntary act and deed as Attorney In Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Dated: 5 day of OCTOBER, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 5402 Doon Way, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot 62, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, Pages 70 and 71, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-7323-KS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Easement, affecting a portion of subject property for the purpose of transmission lines including terms and provisions thereof granted to Puget Sound Power & Light Company recorded January 26, 1962 as Auditor's File No. 617291.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Beach Club, Inc., a Washington Corporation recorded July 19, 2004 as Auditor's File No. 200407190181.

Above covenants, conditions and restrictions were amended and recorded July 23, 2004 as Auditor's File No. 200407230174.

Above covenants, conditions and restrictions were amended and recorded June 6, 2005 as Auditor's File No.

Statutory Warranty Deed
LPB 10-05

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200506060071.

11. 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. 7 recorded February 6, 1969 as Auditor's File No. 722987.

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".

12. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay.

13. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

14. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

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

Above covenants, conditions and restrictions were amended and recorded October 18, 2010, October 25, 2010, August 22, 2012 and August 29, 2013 as Auditor's File No's. 201010180061, 201010250050, 201208220010 and 201308290044.