

When recorded return to:
Brian Scott Nigus and Emily Dawn Hobart
4409 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4632
Nov 03 2020
Amount Paid \$8984.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044521

CHICAGO TITLE
620044521

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leonard Yee, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brian Scott Nigus and Emily Dawn Hobart, a married couple

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.)

Lot 19, Skyline Div. NO. 14

Tax Parcel Number(s): P102751 / 4600-000-019-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 28, 2020



Leonard Yee

State of WASHINGTON
County of SKAGIT *11/24/20*

I certify that I know or have satisfactory evidence that Leonard Yee 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: 10/29/2020

Michele M. Nigro
Name: Michele M. Nigro
Notary Public in and for the State of WA
Residing at: 11000 1st Ave, WA
My appointment expires: 6/16/2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102751 / 4600-000-019-0008

Lot 19, SKYLINE DIV. NO. 14, according to the plat thereof, recorded in Volume 15 of Plats, pages 73 and 74, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Port of Anacortes
Purpose: Passage of aircraft
Recording Date: January 20, 1972
Recording No.: 763226, and corrected under recording number 732443

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

Granted to: City of Anacortes
Purpose: Electric transmission and/or distribution line
Recording Date: August 12, 1985
Recording No.: 8508120084

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

Granted to: Port of Anacortes
Purpose: Avigation easement
Recording Date: April 16, 1992
Recording No.: 9204160061

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 17, 1992
Recording No.: 9208170060

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 SKYLINE DIVISION NO. 14:

Recording No.: 9302100050

6. 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,

EXHIBIT "B"
Exceptions
(continued)

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: January 22, 1979
Recording No.: 895123

7. 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: December 28, 1992
Recording No.: 9212280157

8. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Skyline Beach Club, Inc.

9. Agreement, including the terms and conditions thereof;

Between: Christenson Brothers Shake, Inc. and Skyline Beach Club, Inc.
Recording Date: April 21, 1993
Recording No.: 9304210024

10. 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
Recording No.: 202005080022

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

12. City, county or local improvement district assessments, if any.

13. Assessments, if any, levied by City of Anacortes.

14. Assessments, if any, levied by Skyline Beach Club, Inc..