

When recorded return to:

Erik Voorhees
Kraken View LLC
2369 Fairview Ave E #3
Seattle, WA 98102

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1713

Apr 21 2021

Amount Paid \$805.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
A COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700
Seattle, WA 98104

Escrow No.: 0206765-OC

CHICAGO TITLE
020047025

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jasper Point LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kraken View LLC, a Washington limited liability company

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

Unit 37, SKYLINE NO. 18, a condominium, according to Declaration thereof recorded October 26, 1970, under Auditor's File No. 745027 and any amendments thereto, and Survey Map and Plans thereof recorded in Volume 9 of Plats, pages 110 and 111, records of Skagit County, Washington. Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P60273 / 3831-000-037-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2021

Jasper Point LLC

BY: *Julie Wolff*
Julie Wolff
Manager

State of WASHINGTON
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Julie Wolff is the person who appeared before me, and said person acknowledged that he ~~she~~ signed this instrument, on oath stated that he ~~she~~ was authorized to execute the instrument and acknowledged it as Manager of Jasper Point LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 19, 2021

Angela Mueller
Name: Angela Mueller
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 5.26.2024

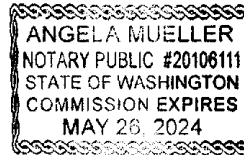


EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: January 26, 1962
Recording 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
NOTE: We are unable to determine the exact location of said easement rights.
2. 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. 18, A CONDOMINIUM:

Recording No: 745028
3. Easement including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 26, 1970
Recording No.: 745030, records of Skagit County, WA
To: The City of Anacortes
For: Utilities and drains
Affects: Portion of Common Area, including Tracts A and B
4. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: August 11, 1975
Recording No.: 821776, records of Skagit County, WA
In favor of: Division 18 Condominium Dock Owners Association
For: Ingress and egress
Affects: That portion of the Common Area lying within Tract B
5. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: July 31, 1981
Recording No.: 8107310041, records of Skagit County, WA
In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of Skyline No. 19
For: Ingress, egress, and utilities and incidental purposes
Affects: That portion of the Common Area lying within the South Half of Tract B
6. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: August 31, 1984
Recording No.: 8408310010, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Pipelines for oil, gas, and the products thereof
Affects: That portion of the Common Area lying within the South Half of Tract B
7. Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument
Recorded: June 9, 1977
Recording No.: 857688, 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
Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument
Recorded: June 9, 1977
Recording No.: 857688, records of Skagit County, WA

EXHIBIT "A"
Exceptions
(continued)

Imposed by: Skyline Beach Club, Inc.

9. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;
Recorded: October 26, 1970
Recording No.: 745027, records of Skagit County, WA
Modification(s) of said covenants, conditions and restrictions
Recording Date: October 2, 2012
Recording No.: 201210020095
10. Bylaws including the terms, covenants and provisions thereof
Recording Date: August 17, 1988
Recording No.: 8808170025
Modification:
Recording No. 202011090070
11. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
12. 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.
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 9, 2008
Recording No.: 200810090083, records of Skagit County, Washington
Imposed By: City of Anacortes
14. ByLaws Skyline Beach Club including the terms, covenants and provisions thereof
Recording Date: July 28, 2009
Recording No.: 200907280031
Modification(s) of said ByLaws
Recording No.: 201308290044
Recording No.: 201312210006
Recording No.: 202005080022
15. Ordinance No. 2787 including the terms, covenants and provisions thereof
Recording Date: October 9, 2008
Recording No.: 200810090083