

When recorded return to:
Todd Salerno and Karen Salerno
6839 Antique Cedar Lane
Spring, TX 77389

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2163

May 14 2021

Amount Paid \$5365.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047266

CHICAGO TITLE
620047266

STATUTORY WARRANTY DEED

THE GRANTOR(S) L. Lynn Keller and Mary Ann Heath Keller, as Trustees of The L. Lynn Keller & Mary Ann Heath Keller Trust dated September 22, 2011

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Todd Salerno and Karen Salerno, 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.)

UT G, MARITIME BUILDING CONDOMINIUM, A CONDO

Tax Parcel Number(s): P111452 / 4690-000-900-0700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 6, 2021

The L. Lynn Keller & Mary Ann Heath Keller Trust dated September 22, 2011

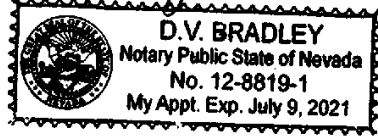
BY: L. Lynn Keller
L. Lynn Keller
Trustee

BY: Mary Ann Heath Keller
Mary Ann Heath Keller
Trustee

State of Nevada
County of Clark

I certify that I know or have satisfactory evidence that L. Lynn Keller and Mary Ann Heath Keller 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 Trustees of The L. Lynn Keller & Mary Ann Heath Keller Trust dated September 22, 2011 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 10, 2021



D.V. Bradley
Name: D.V. Bradley
Notary Public in and for the State of Nevada
Residing at: Las Vegas, NV
My appointment expires: 7/9/2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P111452 / 4690-000-900-0700

UNIT G, MARITIME BUILDING CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED JANUARY 31, 1997, UNDER RECORDING NO. 9701310008 AND SURVEY MAP AND PLANS RECORDED IN VOLUME 16 OF PLATS, PAGES 156 THROUGH 158, INCLUSIVE; RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. **Unrecorded easement for power line granted to United States Coast Guard, constructive notice of which is given by recital contained in instrument**
Recorded: June 3, 1961
Recording No.: 609474, records of Skagit County, Washington
Affects: The exact location of said easement is undeterminable
- NOTE:** A portion of said power line was transferred to Puget Sound Power & Light Company, by instrument;
Dated: March 15, 1962
Recorded: March 29, 1962
Recording No.: 619670, records of Skagit County, Washington
2. **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, together with necessary appurtenances
Affects: We are unable to determine the exact location of said easement rights
3. **Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument**
Recorded: February 22, 1971
Auditor's No.: 748984, records of Skagit County, Washington
Recorded: August 4, 1975
Auditor's No.: 821474, records of Skagit County, Washington
Imposed by: Skyline Beach Club, Inc., a non-profit corporation
4. **Covenants, conditions, and restrictions contained in instrument**
Dated: August 17, 1989
Recorded: August 24, 1989
Auditor's No.: 8908240031, records of Skagit County, Washington
Executed by: Transamerica Occidental Life Insurance Company, a California corporation
As follows:
a. This property shall be used exclusively for a real estate office, professional office space, landing ramp for Island Ferry and Barge, apartments and moorage. Any other use will be subject to the written approval of Skyline Associates
b. There shall not be any business conducted on this Lot 7, Skyline Division 13, such as boat and engine sales and repairs, marine hardware, gas, oil and diesel fuel sales to marine craft, boat charters and rentals, and other items related to a marine operation
5. **Joint use of a finger pier located on the Northerly line of said premises, with owners of Lot 6, as disclosed by instrument;**

EXHIBIT "B"**Exceptions
(continued)**

Recorded: October 12, 1994
Auditor's No.: 9410120064, records of Skagit County, Washington

6. 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 Survey Map and Plans for Maritime Building Condominium, recorded in Volume 16 of Plats, Pages 156 through 158:

Recording No: 9701310007

First Amendment to Survey Map and Plans for Maritime Building Condominium recorded in Recording No. 9912060103.

7. 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: January 31, 1997
Auditor's No.: 9701310008, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: December 6, 1999
Auditor's No(s): 199912060104, records of Skagit County, Washington

Recorded: August 27, 2004
Auditor's No(s): 200408270154, records of Skagit County, Washington

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Maritime Building Owners Association
Recording Date: January 31, 1997
Recording No.: 9701310008

9. Easement Agreement, including the terms and conditions thereof, entered into
By: Walter F. Vendetti and Diane Vendetti, husband and wife
And between: Van Sealon, Inc.
Recorded: January 23, 1997

EXHIBIT "B"
Exceptions
(continued)

Auditor's No.: 9701230111, records of Skagit County, Washington
Providing: Moorage and maintenance

10. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 2787":
Recording Date: October 9, 2008
Recording No.: 200810090083
11. Bylaws - Skyline Beach Club including the terms, covenants and provisions thereof
Recording Date: July 28, 2009
Recording No.: 200907280031
Amendments to said Bylaws recorded
Recording Date: December 21, 2018
Recording No.: 201812210006
Recording Date: May 8, 2020
Recording No.: 202005080022
12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
Imposed by: Skyline Beach Club, Inc.
Recording Date: January 31, 1997
Recording No.: 9701310008
and
Recording Date: July 28, 2009
Recording No.: 200907280031
13. 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.
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.
16. City, county or local improvement district assessments, if any.

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 05, 2021
between Todd Salerno Karen Salerno ("Buyer")
Buyer Buyer
and Keller Trust ("Seller")
Seller Seller
concerning 1909 Skyline Way Anacortes 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.

Authenticator Todd Salerno 04/04/2021
Buyer 03:57 PM PDT Date

Authenticator Karen Salerno 04/04/2021
Buyer 03:57 PM PDT Date

Authenticator L Lynn Keller 04/05/2021
Seller 11:10:10 AM PDT Date 5-10-21

Authenticator Mary Ann Heath Keller 04/05/2021
Seller 11:18:00 AM PDT Date 5-10-21