

TN39057

Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

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06/30/2021 02:00 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

When recorded return to:

Jonathan A. Russell and Leah R. Courage
4805 Glasgow Way
Anacortes, WA 98221

GNW 21-10925

STATUTORY WARRANTY DEED

THE GRANTOR(S) Strategic Builders, LLC, a Washington Limited Liability Company,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jonathan A. Russell and Leah R. Courage, husband and wife

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 42, SKYLINE NO. 9

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): P59889/3825-000-042-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2982

Jun 30 2021

Amount Paid \$20093.55

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

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Dated: June 17, 2021

Strategic Builders, LLC, a Washington Limited Liability Company

By: Leslie Freeman
Leslie Freeman, Managing Member

By: Michael Freeman
Michael Freeman, Managing Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

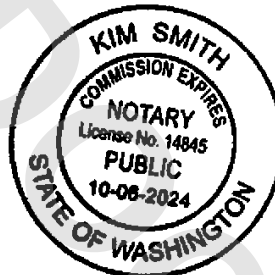
I certify that I know or have satisfactory evidence that Leslie Freeman and Michael Freeman are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Managing Members of Strategic Builders, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 17 day of June, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4805 Glasgow Way, Anacortes, WA 98221
Tax Parcel Number(s): P59889/3825-000-042-0007

Property Description:

Lot 42, "SKYLINE NO. 9", according to the plat thereof recorded in Volume 9 of Plats, pages 75 through 77, records of Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

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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. 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. 9 recorded June, 6, 1969 as Auditor's File No. 727408.

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".

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, recorded September 10, 1969 as Auditor's File No. 730908.

Statutory Warranty Deed
LPB 10-05

Above covenants, conditions and restrictions were amended and recorded January 24, 2005 as Auditor's File No. 200501240170.

Above covenants, conditions and restrictions were amended and recorded June 2, 2005 as Auditor's File No. 200506020037.

11. Provision as contained in deed through which title is claimed from Skyline Associates, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

12. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009, August 22, 2012, August 29, 2013 and December 21, 2018 under Auditor's File Nos. 200907280031, 201208220010, 201308290044. and 201812210006.

13. Easement, affecting a portion of subject property for the purpose of Storm Drain Utility Purposes including terms and provisions thereof granted to Roy J. Pringle and Sheila J. Pringle, husband and wife recorded June 9, 2004 as Auditor's File No. 200406090032