

When recorded return to:
Braz Michael Kennedy and Heather Kathleen
Kennedy
4212 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3393
Jul 23 2021
Amount Paid \$9429.00
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.: 620047187

**INSURED BY
CHICAGO TITLE**
620047187

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederick P. Weber, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Braz Michael Kennedy and Heather Kathleen Kennedy, a
married couple

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

LOT 5, SKYLINE DIV. NO. 14, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
15 OF PLATS, PAGE(S) 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P102735 / 4600-000-005-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 19, 2021

F. P. Weber
Frederick P. Weber

State of TEXAS
county of Fort Bend

I certify that I know or have satisfactory evidence that
FREDERICK P. WEBER
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 07/21/2021

F. I. Gordon
Name: F. I. GORDON
Notary Public in and for the State of TX
Residing at: Richmond, TX
My appointment expires: 02/23/2023

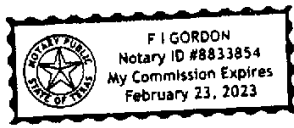


EXHIBIT "A"
Exceptions

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

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
 Recording Date: January 20, 1972
 Recording No.: 763226
 Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

Said instrument corrects that certain instrument recorded October 29, 1969, under Auditor's File No. 732443.

2. Covenants, conditions and restrictions 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: January 22, 1979
 Recording No.: 895123

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

In favor of: The City of Anacortes, a municipal corporation of the State of Washington

Purpose: Installation, construction, maintenance, repair and replacement of underground utility lines, together with right of ingress and egress
 Recording Date: August 12, 1985
 Recording No.: 8508120084
 Affects: Portion of said premises

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

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
 Recording Date: April 16, 1992
 Recording No.: 9204160061
 Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

EXHIBIT "A"**Exceptions
(continued)**

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system
Recording Date: August 17, 1992
Recording No.: 9208170060
Affects: Portion of said premises
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, 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
7. 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., a Homeowners Association
Recording Date: December 28, 1992
Recording No.: 9212280157
8. 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 the Plat of Skyline Div. No. 14:
- Recording No: 9302100050
9. Agreement for Acceptance of land and Grant of Membership in Skyline Beach Club, Inc., and the terms and conditions thereof:
- Executed by: Christenson Brothers Shake, Inc., a Washington corporation and Skyline Beach Club, Inc.
Recording Date: April 21, 1993
Recording No.: 9304210024
10. Bylaws of Skyline Beach Club and the terms and conditions thereof:

EXHIBIT "A"
Exceptions
(continued)

Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said By-Laws:

Recording Date: August 29, 2013
Recording No.: 201308290044

Modification(s) of said By-Laws:

Recording Date: December 21, 2018
Recording No.: 201812210006

Modification(s) of said By-Laws:

Recording Date: May 8, 2020
Recording No.: 202005080022

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Anacortes.
13. City, county or local improvement district assessments, if any.
14. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account No.: P102735 / 4600-000-005-0004
Levy Code: 0900
Assessed Value-Land: \$243,800.00
Assessed Value-Improvements: \$343,700.00

General and Special Taxes:

Billed: \$5,418.64
Paid: \$2,709.36
Unpaid: \$2,709.28

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 June 17, 2021
between Braz Michael Kennedy Heather Kathleen Kennedy ("Buyer")
Buyer Buyer
and Frederick P Weber ("Seller")
Seller Seller
concerning 4212 Kingsway Anacortes WA 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 06/17/2021
Braz Michael Kennedy
06/17/21 11:38:02 AM PDT Date

Authenticator 06/18/2021
Frederick P. Weber
06/18/21 12:10:00 PM PDT Date

Authenticator 06/17/2021
Heather Kathleen Kennedy
06/17/21 11:34:04 AM PDT Date

Frederick P. Weber 7/21/2021
Seller Date