

**When recorded return to:**  
Virginia G. McCullough  
4628 Devonshire Drive  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047950

**CHICAGO TITLE**  
620047950

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tony Foster, an unmarried person and Emily Olson, 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 Virginia G. McCullough, an unmarried person, as her separate  
estate

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 100, SKYLINE DIVISION NO. 6, AS RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 64  
THROUGH 67A, 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): P59501 / 3822-000-100-0009


Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3424  
Jul 26 2021  
Amount Paid \$6056.20  
Skagit County Treasurer  
By Josie L Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July ~~19~~<sup>22</sup>, 2021

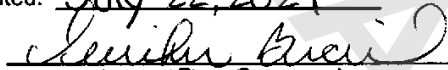
  
\_\_\_\_\_  
Tony Foster

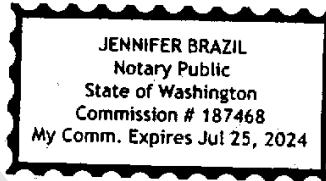
  
\_\_\_\_\_  
Emily Olson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Tony Foster 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: July 22, 2021

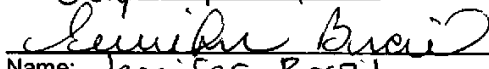
  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

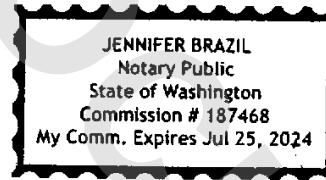


State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Emily Olson 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: July 22, 2021

  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. 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. 6:

Recording No: 721494

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 20, 1972  
Recording No.: 763225  
In favor of: Port of Anacortes  
For: Free and unobstructed passage of aircraft

Said instrument is a re-recording of instrument (s);

Recorded: October 29, 1969  
Recording No.: 732442

3. 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: August 3, 1978  
Recording No.: 884858

4. 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: December 23, 1968  
Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1988  
Recording No.: 8812090002

**EXHIBIT "A"**

Exceptions  
(continued)

5. 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: November 8, 1979  
Recording No.: 7911080053

6. Liens and charges as set forth in the above mentioned declaration,

Payable to: Skyline Beach Club, Inc.

7. Bylaws - Skyline Beach Club and the terms and conditions thereof

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

Modification(s) of said Bylaws

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

8. Skagit County Planning & Development Services, Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: May 15, 2007  
Recording No.: 200705150129

9. Permissive Use of Skyline Property Owners Association Common Area and Green Belt, and the terms and conditions thereof:

Recording Date: August 3, 2015  
Recording No.: 201508030110

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

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Anacortes.

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 07, 2021  
between Virginia G McCullough ("Buyer")  
Buyer Buyer  
and Tony Foster Emily Olson ("Seller")  
Seller Seller  
concerning 4628 Devonshire Drive 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  
Virginia G McCullough 06/07/2021  
Buyer 11:30 PM PDT Date

\_\_\_\_\_  
Authenticator  
Tony Foster 06/13/2021  
Seller 12:48:41 PM PDT Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Authenticator  
Emily Olson 06/13/2021  
Seller 12:51:33 PM PDT Date