

When recorded return to:

Bosco Enterprises, Inc  
2500 81st Ave. SE #109  
Mercer Island, WA 98040

GNW 21-12926

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas G. Garcia and Amy G. Garcia, husband and wife

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bosco Enterprises, Inc, a Washington Corporation

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 34, SKYLINE NO. 4

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): P59249; 3820-000-034-0002

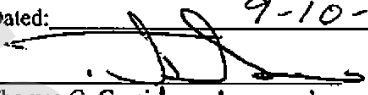
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4224  
Sep 14 2021  
Amount Paid \$12971.20  
Skagit County Treasurer  
By Lena Thompson Deputy


Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12926-KS

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Dated: 9-10-2021

  
\_\_\_\_\_  
Thomas G. Garcia

  
\_\_\_\_\_  
Amy G. Garcia

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Thomas G Garcia and Amy G Garcia is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_ day of September, 2021

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My appointment expires:

*Statutory Warranty Deed*

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

On September 10th, 2021 before me, Kerri Palitang, Notary Public  
(insert name and title of the officer)

personally appeared Thomas G. Garcia, Amy G. Garcia  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Kerri Palitang* (Seal)

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 4402 Bryce Drive, Anacortes, WA 98221  
Tax Parcel Number(s): PP59249; 3820-000-034-0002

**Property Description:**

Lot 34, "SKYLINE NO. 4", according to the Plat thereof recorded in Volume 9 of Plats, Pages 61 and 62, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

21-12926-KS

1. 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. 4 recorded November 1, 1968 as Auditor's File No. 719990.

2. 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 November 22, 1968 as Auditor's File No. 720642.

Above covenants, conditions and restrictions were amended and recorded June 24, 2005 as Auditor's File No. 200506240110.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 9, 1968, as Auditor's File No. 721184.

4. Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, 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."

5. Easement, affecting the airspace above subject property for the purpose of unobstructed passage for aircraft including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No. 763227.

6. Terms and Provisions of the By Laws of Skyline Beach Club as recorded under Auditor's File Nos. 200907280031, 201010250050, 201010180061, 201208220010, 201308290044 and 201812210006.

Bylaws may be subject to unrecorded amendments thereto.