

When recorded return to:
Keith Krasnowski and Cathy L. Krasnowski
14508 Meridian Dr SE
Lynnwood, WA 98087

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4734
Oct 15 2021
Amount Paid \$23135.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049219

CHICAGO TITLE
620049219

STATUTORY WARRANTY DEED

THE GRANTOR(S) JoAnn Riant, who also appears of record as Jo Ann Riant, unmarried as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Keith Krasnowski and Cathy L. Krasnowski, a married couple

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

ALL THAT PORTION OF LOT(S) 19 AND 20, "SKYLINE NO. 11" AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST WESTERLY POINT OF SAID LOT 19;

THENCE SOUTH 76 DEGREES 52'49" EAST ALONG SAID LOT 19, A DISTANCE OF 60.6 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE IN AN EASTERLY DIRECTION TO A POINT ON THE EASTERLY LINE OF LOT 20, OF SAID PLAT, AT A POINT 7 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER THEREOF AND TERMINUS OF SAID LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

PL60032

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P60032 / 3827-000-019-0004

Subject to:

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

Dated: October 8, 2021




JoAnn Riant

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that JoAnn Riant 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: October 13, 2021



Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: 44 Conner
My appointment expires: 2-9-23

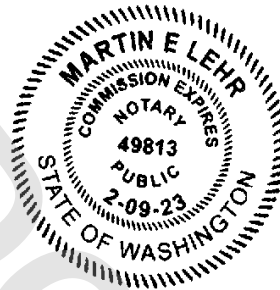


EXHIBIT "A"
Exceptions

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	January 26, 1962
Recording No.:	617291
Affects:	Exact location is not disclosed of record

2. 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 SKYLINE NO. 11:

Recording No: 729601

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

Granted to:	City of Anacortes
Purpose:	Drainage and utilities
Recording Date:	December 5, 1969
Recording No.:	733709

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: September 19, 1969
Recording No.: 730909

5. Agreement and the terms and conditions thereof:

Executed by: Haakon S. Lande and Alice Lande, husband and wife and Sheldon R. Kochel and Jeanette E. Kochel, husband and wife
Recording Date: May 13, 1973
Recording No.: 785352

EXHIBIT "A"Exceptions
(continued)

6. 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 No.: 766023 and Recording No.: 855901

7. 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: June 28, 2004
Recording No.: 200406280213

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 30, 2004
Recording No.: 200407300094

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 11

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 6, 2005
Recording No.: 200506060070

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 Survey:

Recording No: 200810240054

9. Terms and Provisions contained in Bylaws of Skyline Beach Club;

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

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said Bylaws:

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

Modification(s) of said Bylaws:

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

Modification(s) of said Bylaws:

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

10. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Flounder Bay.
11. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Flounder Bay.
12. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
13. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
14. Assessments, if any, levied by City of Anacortes.
15. 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 September 26, 2021

between Keith Krasnowski Cathy L. Krasnowski ("Buyer")
Buyer Buyer

and JoAnn Riant ("Seller")
Seller Seller

concerning 5201 Doon Way 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.

Authorizer
[Signature] 09/26/2021
Date
09/26/21 12:08 PM PDT

[Signature] 9-27-2021
Date
Seller

Authorizer
Cathy L. Krasnowski 09/26/2021
Date
09/26/21 1:24:53 PM PDT

Seller Date