

When recorded return to:

John D. Crary
One Stop Property Management, LLC
1913 Tweed Place
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020050189

Escrow No.: 620050189

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas A. Callas, a married man as his separate estate and Barbara A. Brooke, a married woman as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to One Stop Property Management, LLC, a limited liability company

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

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

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

Lot(s): 5 and 6, Skyline Div. 6

Tax Parcel Number(s): P59392 / 3822-000-005-0005, P59393 / 3822-000-006-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5644

Dec 10 2021

Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 2, 2021

Thomas A. Callas
Thomas A. Callas

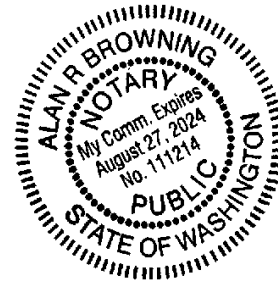
Barbara A. Brooke

State of Washington
County of Lewis

This record was acknowledged before me on 12-3-2021 by
Thomas A. Callas

Alan R Browning
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Chenails, wa
My commission expires: 8-27-2024



State of _____
County of _____

This record was acknowledged before me on _____ by

(Signature of notary public)

Notary Public in and for the State of _____
Residing at: _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: December 2, 2021

Thomas A. Callas
Barbara A Brooke

Barbara A. Brooke

State of Wyoming
County of Laramie

This record was acknowledged before me on Dec 03 2021 by
Barbara A Brooke

Mark R Woods
(Signature of notary public)

Notary Public in and for the State of Wyoming
Residing at: Cheyenne WY 82001
My commission expires: 05-19-2025



State of _____
County of _____

This record was acknowledged before me on _____ by

(Signature of notary public)

Notary Public in and for the State of _____
Residing at: _____
My commission expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P59392 / 3822-000-005-0005 and P59393 / 3822-000-006-0004

LOTS 5 and 6, SKYLINE NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 64 THROUGH 67A, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 No. 6:

Recording No: 721494

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: December 23, 1988

Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1988

Recording No.: 8812090002

3. 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: August 4, 1969

Recording No.: 729514

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: June 19, 1970

Recording No.: 740311

Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

EXHIBIT "B"

**Exceptions
(continued)**

5. 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

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 Date: August 3, 1978
Recording No.: 884858

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

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