

When recorded return to:

Phil Wing and Arlyce Wing  
1662P SE 16th St.  
Bellevue, WA 98008

GNW 21-13767

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally A. Foster, as her separate estate, and as Personal Representative for the Estate of Thomas N. Foster III, deceased, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Phil Wing and Arlyce Wing, a married couple

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: Property 1:  
Unit 71, SKYLINE NO. 18, A CONDOMINIUM

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): P60307/3831-000-071-0003

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-157

Jan 14 2022

Amount Paid \$2405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13767-KS

Dated: 12-21-2021

Sally A. Foster  
Sally A. Foster

Estate of Thomas N. Foster III

By: Sally A. Foster  
Sally A. Foster, Personal Representative

STATE OF WASHINGTON Oregon  
COUNTY OF SKAGIT Deschutes

I certify that I know or have satisfactory evidence that Sally A. Foster is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Hannah Johns  
Signature

Notary  
Title

My appointment expires: 08-05-2024



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13767-KS

STATE OF WASHINGTON Oregon  
COUNTY OF SKAGIT Deschutes

I certify that I know or have satisfactory evidence that Sally A. Foster signed this instrument on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Thomas N. Foster III to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Hannah Johns  
Signature

Notary  
Title

My appointment expires: 08.05.2024



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A  
LEGAL DESCRIPTION**

**Property Address:** NHN Skyline Way, Unit 71, Skyline 18, Anacortes, WA 98221  
**Tax Parcel Number(s):** P60307/3831-000-071-0003

**Property Description:**

Unit 71, "SKYLINE NO. 18, A CONDOMINIUM", according to Declaration thereof recorded under Auditor's File No. 745027 and Survey Map and Plans thereof, recorded in Volume 9 of Plats, pages 110 and 111, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13767-KS

**EXHIBIT B**

21-13767-KS

1. Reservations of minerals, mineral rights, etc., in Deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Auditor's File No. 91959, and recorded in Volume 88 of Deeds, at page 639, and dated January 26, 1923, filed March 3, 1923, as Auditor's File No. 162371, and recorded in Volume 128 of Deeds, page 501. (Affects Tidelands)
2. 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 January 26, 1962 as Auditor's File No. 617291.
3. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded October 26, 1970 as Auditor's File No. 745027 may be contained in the bylaws adopted pursuant to said Declaration.
4. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Acts (Condominiums)" and amendments thereto.
5. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.  
  
The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"
6. Easement, affecting a portion of subject property for the purpose of right(s) of way for municipal corporation(s), its successors and or assigns along with permit and franchise holders including terms and provisions thereof recorded October 26, 1970 as Auditor's File No. 745030.
7. 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. 18, a Condominium recorded October 26, 1970 as Auditor's File No. 745028.  
  
The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
8. Terms, provisions, definitions, obligations and assessments contained in the By-Laws of the Association of Condominium Owners Skyline Marine Condominiums Second Addition (Division No. 18) recorded August 17, 1988 under Auditor's File Number 8808170025 (also shown as 198808170025).
9. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031 and amended by Auditor's File Numbers 201208220010 and 201308290044.
10. Terms and conditions of Ordinance No. 2787, recorded October 9, 2008 as Auditor's File No. 200810090083.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13767-KS

CERTIFIED COPY

FILED  
2021 DEC 20  
KING COUNTY  
SUPERIOR COURT CLERK

CASE #: 21-4-08521-4 SEA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR THE COUNTY OF KING

IN RE THOMAS N FOSTER III  DECEASED	NO: 21-4-08521-4 SEA  LETTERS TESTAMENTARY (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on December 16, 2021. It appears in and by said will that **SALLY A. FOSTER** is/are named Executor(s) and by order of this court is/are authorized to execute said will according to law.

WITNESS my hand and seal of said Court: December 20, 2021.

BARBARA MINER  
King County Superior Court Clerk



By: \_\_\_\_\_ Deputy Clerk  
J.Greenfield

• NOT OFFICIAL WITHOUT SEAL •

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle, Barbara Miner  
By Deputy Clerk: J. Greenfield

