

When recorded return to:

Joseph D. McVein and Shelley A. McVein
2401 Skyline Way Unit 201E
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235761

Mar 10 2023

Amount Paid \$20420.00
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

CHICAGO TITLE COMPAN
620053157

Escrow No.: 620053157

STATUTORY WARRANTY DEED

THE GRANTOR(S) John T. McCollister, Trustee and Susan K. McCollister, Trustee of the John and Kim McCollister Trust, March 15, 2005

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Shelley Ann McVein and Joseph Dean McVein, a married couple

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

UNIT 201-E OF BAYSIDE WEST CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF UNDER AUDITOR'S FILE NO. 9011130073, RECORDS OF SKAGIT COUNTY, WASHINGTON, RECORDED IN VOLUME 14 OF PLATS, PAGES 156 THROUGH 158, 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): P95677 / 4547-000-201-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 3/6/2023

The John and Kim McCollister Trust, March 15, 2005

BY: [Signature]
John T. McCollister
TrusteeBY: [Signature]
Susan Kim McCollister
TrusteeState of WASHINGTONCounty of SKEWIT

This record was acknowledged before me on MARCH 06, 2023 by John T. McCollister and Susan Kim McCollister as Trustee and Trustee, respectively, of John T. McCollister, Trustee and Susan K. McCollister, Trustee of the John and Kim McCollister Trust, March 15, 2005.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 03/01/2024

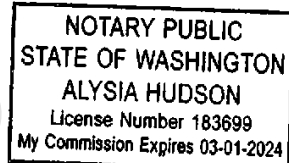


EXHIBIT "A"

Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: January 26, 1962
 Recording No.: 617291, records of Skagit County, WA
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances.

2. Terms, covenants, condition, and provisions as set forth in that certain "Clarification Deed of Easement";
 Recorded: August 8, 1979
 Recording No.: 7908080063, records of Skagit County, WA
 Grantor: Skyline Marine Owners Association
 Grantee: Skyline Associates

3. Easement Agreement and Maintenance Obligation, including the terms, covenants, and provisions thereof, entered into;
 By: Harold Mousel; and
 Between: Skyline Associates, et al
 Recorded: July 31, 1981
 Recording No.: 8107310041, records of Skagit County, WA
 Providing: For a right of way and restrictions affecting other property and for obligations relating to access to the herein described premises

4. Easement Agreement and Maintenance Obligation, including the terms, covenants, and provisions thereof, entered into;
 By: Harold Mousel and Violet J. Mousel, husband and wife; and
 Between: Bayside East Condominium Association,
 a Washington non-profit corporation
 Recorded: November 15, 1990
 Recording No.: 9011150091, records of Skagit County, WA
 Providing: Reciprocal Easement rights and maintenance requirements (reference should be made to the record for full particulars)

5. Easement for ingress, egress, and utilities over, under, and across the herein described property as granted by various instruments of record in favor of Apartment Owners of Bayside East, a condominium, the exact location of which is undeterminable.

6. Public Access Easement as delineated on the face of said Short Plat recorded in Volume 6 of Short Plats, pages 183 through 185, records of Skagit County, Washington.
 Recording No.: 8410240028

7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: October 26, 1970
 Recording No.: 745030, records of Skagit County, WA

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

- In favor of: The City of Anacortes
For: Utilities and drains.
8. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 11, 1975
Recording No.: 821776, records of Skagit County, WA
In favor of: Division 18 Condominium Dock Owners Association
For: Ingress and egress
9. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: July 31, 1981
Recording No.: 8107310041, records of Skagit County, WA
In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of Skyline No. 19
10. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 31, 1984
Recording No.: 8408310010, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Pipelines for oil, gas, and the products thereof
11. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.
- Entitled: Condominium declaration
Recorded: November 13, 1990
Recording No.: 9011130073, records of Skagit County, WA
- AND in Amendments thereto
- Recording No.: 930702003
Recording No.: 9508040087
Recording No.: 9602150091
Recording No.: 9712150128
Recording No.: 9902080244
Recording No.: 200707260162
Recording No.: 200906190122
Recording No.: 201204240043

EXHIBIT "A"Exceptions
(continued)

12. Lien of assessments levied pursuant to the Declaration for Bayside West to the extent provided for by Washington law.
13. 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 NO. 18:
Recording No.: 745028
14. 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 NO. 19:
Recording No.: 8008190069
15. 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: August 19, 1980
Recording No.: 8008190071
16. 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 19, 1980
Recording No.: 8008190072
17. 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,

EXHIBIT "A"Exceptions
(continued)

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 BAYSIDE WEST, A CONDOMINIUM:

Recording No: 9307020030

18. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the legislature of the State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State.", approved March 9, 1893.
Affects: Tidelands described herein.
19. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 91959, records of Skagit County, WA
Affects: Tidelands
20. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development, disclosed in instrument
Recorded: September 8, 1986
Auditor's No.: 8609080067, records of Skagit County, WA
Imposed by: Skyline Beach Club, Inc., and/or Skyline No. 19 Road Maintenance Association
21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: March 15, 2015
Recording No.: 201503160065
22. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "A"

Exceptions
(continued)

23. Assessments, if any, levied by Bayside West Condominium Owners Association.
24. Assessments, if any, levied by Anacortes.
25. 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 01/28/23
between Joseph D McVein Shelley A McVein ("Buyer")
Buyer Buyer
and McCollister Trust ("Seller")
Seller Seller
concerning 2401 Skyline 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.

Authentication
Joseph D McVein 01/28/23
Buyer Date

Authentication
Shelley A McVein 01/28/23
Buyer Date

Authentication
John Tatum McCollister 11/09/22
Seller Date

Authentication
Susan Kim McCollister 11/09/22
Seller Date