

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236124

Apr 14 2023

Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Wayne E. Evans and Erin K. Evans, Trustees of The Wayne and Erin Evans Trust dated October 23, 2001
PO Box 2140
Anacortes, WA 98221

GNW 23-18012

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lois Marie Hart, Trustee of The Lois Marie Hart Revocable Trust dated April 28, 2014, PO Box 2301, Friday Harbor, WA 98250,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Wayne E. Evans and Erin K. Evans, Trustees of The Wayne and Erin Evans Trust dated October 23, 2001

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 1505, WESTSIDE CONDOMINIUMS

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): P124152

Dated: 4/11/2023

The Lois Marie Hart Revocable Trust dated April 28, 2014

By: Lois Marie Hart
Lois Marie Hart, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11th day of April, 2023 by Lois Marie Hart, Trustee of The Lois Marie Hart Revocable Trust dated April 28, 2014.

[Signature]
Signature

Notary Public
Title

My commission expires: 6/19/25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1505 Burrows Court, Anacortes, WA 98221
Tax Parcel Number(s): P124152

Property Description:

Unit 1505, WESTSIDE CONDOMINIUMS, according to the Declaration thereof recorded January 27, 2006, under Auditor's File No. 200601270043, and any amendments thereto; and the Map and Survey Plans recorded January 27, 2006, under Auditor's File No. 200601270044, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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10. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031 and all amendments thereto.

11. Said Bylaws have been amended by documents recorded as the following Auditor's File Nos. 201010180061, 201010250050, 201208220010 and 201308290044.

12. Terms and conditions of Articles of Incorporation and Bylaws of Westside Condominiums Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Skyline No. 16

Recorded: June 28, 1972

Auditor's No.: 770308

14. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 28, 1972

Auditor's No.: 770309

Said instrument was modified by instrument recorded June 16, 2005, under Auditor's File No. 200506160146.

15. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Recorded: January 26, 1962

Auditor's No.: 617291

Purpose: Transmission line

Affects: Exact location not disclosed on the record.

16. TERMS, CONDITIONS OF ANY UNRECORDED EASEMENT AS DISCLOSED BY RECITALS CONTAINED IN INSTRUMENTS HEREIN SET FORTH AND OTHER INSTRUMENTS OF RECORD:

In Favor Of: United States Coast Guard

Purpose: Underground power line, together with right of ingress and egress

Area Affected: The exact location of said easement is not disclosed on the record

Statutory Warranty Deed

LPB 10-05

Order No.: 23-18012-KS

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Instruments Recorded: July 3, 1961 and March 29, 1962
Auditor's Nos.: 609474 and 619670, respectively

17. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

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.

18. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: January 27, 2006

Auditor's File No.: 200601270043

19. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey Plans for Westside Condominium

Recorded: January 27, 2006

Auditor's No.: 20061270044

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".

20. 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.