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
11/20/2023 03:48 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When recorded return to:

Gary Edwards and Anna Edwards  
983 ACM Rd. S.  
Libby, MT 59923

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 8804  
NOV 20 2023

Amount Paid \$0  
Skagit Co. Treasurer  
By  Deputy

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**QUIT CLAIM DEED**

THE GRANTORS, Gary R. Edwards and Anna R. Edwards, husband and wife, for and in consideration of one dollar and other valuable consideration, convey and quitclaim to the Bayside, LLC, a Montana limited liability company, the following described real estate located in the County of Skagit, State of Washington, with any interest therein which Grantors may hereafter acquire:

Lot 94, "SKYLINE NO. 3," as per plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Abbreviated Legal: Lot 94, Skyline #3

SUBJECT TO ATTACHED SCHEDULE B-1

Commonly referred to as: 5108 Heather Dr., Anacortes, WA 98221

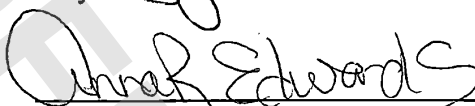
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Tax Parcel Number: 3819-000-094-0002 (P59199)

Dated: 11-3-2023

“Grantors”:

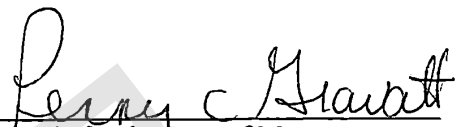
By:   
Gary R. Edwards

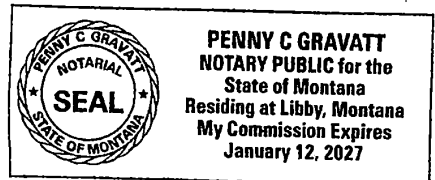
  
Anna R. Edwards

STATE OF MONTANA )  
COUNTY OF LINCOLN ) ss.

On this day personally appeared before me Gary R. Edwards and Anna R. Edwards to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of November, 2023.

  
Notary Public for the State of Montana  
My commission expires: 11/2/2027



UNOFFICIAL DOCUMENT

Schedule "B-1"

136850-SA

**EXCEPTIONS:**

- A. The right reserved in the dedication of the plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown thereon.
- B. Easement provision set forth on the face of the plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and to General Telephone Company of the Northwest and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes."

**C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, A COPY OF WHICH IS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.**

Declaration Dated: August 7, 1968  
 Recorded: August 12, 1968  
 Auditor's No.: 716889  
 Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

**AMENDMENT TO COVENANTS:**

Recorded: March 29, 2005  
 Auditor's No.: 200503290150

- D. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above-described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington non-profit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

**E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.**

For: Drainage purposes  
 Affects: West 5 feet of subject property

**F. BYLAWS OF SKYLINE BEACH CLUB, AND THE TERMS AND CONDITIONS THEREOF:**

Adopted on: July 25, 2009  
 Recorded: July 28, 2009  
 Auditor's No.: 200907280031



201007300126  
Skagit County Auditor