

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20239105
Dec 21 2023
Amount Paid \$9740.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Rebecca Jane Hamer
12017 155th Avenue Southcast
Renton, WA 98059

STATUTORY WARRANTY DEED

Guardian NW Title 23-19636-TW

THE GRANTOR(S) **James M. Abbey and Carrie L. Gassett, husband and wife**, 121 Northwest 85th Street,
307, Seattle, WA 98117,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Rebecca Jane Hamer, a single woman**

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

Lot 67, SKYLINE NO. 3, as per plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County,
Washington.

Abbreviated legal description: Property 1:
Lot 67, SKYLINE NO. 3

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 "A"
attached hereto

Tax Parcel Number(s): P59172/3819-000-067-0005

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19636-TW

Page 1 of 3

Dated: 12/20/23

James M. Abbey
James M. Abbey
Carrie L. Gassett
Carrie L. Gassett

STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on 20 day of December, 2023 by James M. Abbey and Carrie L. Gassett.

[Signature]
Signature

Notary Public
Title

My commission expires: 6/19/25



EXHIBIT A
23-19636-TW

1. 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 #3 recorded July 31, 1968 as Auditor's File No. 716497.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership Harry Davidson, General Partner, recorded August 12, 1968 as Auditor's File No. 716889.

Above covenants, conditions and restrictions were amended and recorded March 29, 2005 as Auditor's File No. 200503290150.

3. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, Inc., 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.

Said bylaws were also amended by documents recorded as Auditor's File No. 2010010250050, 201208220010, 201308290044, 201812210006, 202005080022 and 202308280035.

4. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on April 25, 2014 as Auditor's File No. 201404250072 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A