

AFTER RECORDING RETURN TO:

John Abell
2400 Skyline Way, Unit F-17
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240783
May 30 2024
Amount Paid \$2581.00
Skagit County Treasurer
By Lena Thompson Deputy

(FIDUCIARY) BARGAIN AND SALE DEED

**Chicago Title Order no.
620056501 Escrow no. 274110-OC**

THE GRANTOR, LAURA NICHOLSON, as Administrator of the Estate of Daniel Empenger, (also appearing of record as Dan H. Empenger), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby bargains, sells, and conveys to GRANTEE, JOHN ABELL, a single person the following-described real estate, situated in the County of Skagit, State of Washington:

UNIT 108, 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, PAGE(S) 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No.: P60344 / 3831-000-108-0000

Subject to those covenants, easements, restrictions and other matters of record.

The Grantor for her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whosoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, she will warrant and defend the said described real estate.

**EXHIBIT A
EXCEPTIONS**

Order No.: 0274078-OC

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: January 26, 1962
Recording No.: 617291
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Division 18 Condominium Dock Owners Association
Purpose: Ingress and Egress
Recording Date: August 11, 1975
Recording No.: 821776
Affects: Said premises

Declaration submitting property to the Washington Horizontal Property Regimes Act and the terms and conditions thereof:

Recording Date: October 26, 1970
Recording No.: 745027

The Amendment for the above mentioned Declaration is recorded under Recording No. 201210020095.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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, a Condominium:

Recording No.: 745028

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 nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The City of Anacortes, a municipal corporation
Purpose: Utilities and drains
Recording Date: June 14, 1971
Recording No.: 754030
Affects: Portion of said premises

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: March 23, 1971
Recording No.: 750107

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: October 26, 1978
Recording No.: 8808170025

**EXHIBIT A
EXCEPTIONS**

Order No.: 0274078-OC

Bylaws

Recording Date: August 17, 1988
Recording No.: 8808170025

Ordinance No. 2787 and the terms and conditions thereof:

Recording Date: October 9, 2008
Recording No.: 200810090083

ByLaws of Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said ByLaws:

Recording Date: August 29, 2013
Recording No.: 201308290044

Modification(s) of said ByLaws:

Recording Date: December 21, 2018
Recording No.: 201812210006

Modification(s) of said ByLaws:

Recording Date: May 8, 2020
Recording No.: 202005080022

Modification(s) of said ByLaws:

Recording Date: November 9, 2020
Recording No.: 202011090070

Liens and charges as set forth in the above mentioned declaration,

Payable to: Skyline Beach Club, Inc.

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.