

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241146

Jun 28 2024

Amount Paid \$3205.00
Skagit County Treasurer
By Lena Thompson Deputy

AFTER RECORDING RETURN TO:

Brian J. Reif-Bergman
Lora E. Reif-Bergman
21675 271ST Place SE
Maple Valley, WA 98038-6116

(FIDUCIARY) BARGAIN AND SALE DEED

INSURED BY
CHICAGO TITLE 620056050
ESCROW 0274701-OC

THE GRANTOR, LAURA NICHOLSON, Administrator of the Estate of Daniel Empenger, (also appearing of record as Daniel Empenger III and Dan Empenger III), deceased, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby bargains, sells, and conveys to GRANTEES, BRIAN J. REIF-BERGMAN AND LORA E. REIF-BERGMAN, a married couple, the following-described real estate, situated in the County of Skagit, State of Washington:

UNIT 12 OF TD DOCK SKYLINE NO. 23, A MARINE CONDOMINIUM, ACCORDING TO THE THIRD AMENDED DECLARATION THEREOF RECORDED JUNE 25, 1999, UNDER AUDITOR'S FILE NO. 9906250084, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 78, 79, AND 80, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No.: P100233 / 4561-004-012-0001

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.

DATE: 6-25-24

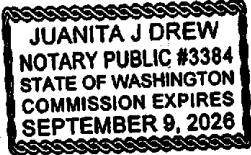
[Signature]
Laura Nicholson, Administrator

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

On this day before me personally appeared Laura Nicholson, to me known to be the individual described in and who executed the foregoing instrument as the Administrator of the Estate of Daniel Empenger and acknowledged that she signed the same as a free and voluntary act and deed for and on behalf of the Estate of Daniel Empenger, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of June, 2024.

[Signature]
Signature
Print name: Juanita J. Drew
NOTARY PUBLIC in and for the State of Washington,
residing at: Elk Plain
My commission expires: 9-9-2026



**EXHIBIT A
EXCEPTIONS**

Order No.: 0274701-OC

Unrecorded easement for power line, granted to the United State Coast Guard, constructive notice of which is given by recital contained in instrument recorded June 3, 1961, under recording number 609474.

NOTE: The exact location of said easement is undeterminable.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 26, 1962
Recording No.: 617291
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: We are unable to determine the exact location of said easement rights.

The right reserved in the dedication of the Plats of Skyline No. 13 and Skyline No. 19, 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.

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: February 28, 1971
Recording No.: 764620
In favor of: Skyline Associates
For: Ingress, egress, utilities and drainage

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: May 21, 1973
Recording No.: 785326
In favor of: Skyline Associates, a limited partnership; and Skyline Beach Club, Inc.
For: Ingress and egress

Reciprocal Easement Agreements, including the terms, conditions, and provisions therein entered into;

By: Skyline Associates; a limited partnership; and
Between: Skyline Marina, Inc., a Washington corporation
Dated: October 17, 1983
Recorded: October 17, 1983
Recording No.: 8310170064
Recording No.: 8310170065

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 25, 1983
Recording No.: 8310250075
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

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 Short Plat No. AN-83-004:

Recording No: Volume 6, pages 87 through 90

Note: Short Plat contains easements for waterways, waterline, walkway, power line, utilities, cables, etc., all as noted and delineated on said instrument

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 7, 1991
Recording No.: 9111070007
In favor of: Skyline No. 24
For: Ingress, egress, including the right to load and unload, for use of dumpster, restrooms, laundry facilities and utilities

**EXHIBIT A
EXCEPTIONS**

Order No.: 0274701-OC

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 21, 1983
Recording No.: 8310210026

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

Payable to: Skyline Beach Club, Inc.

Covenants with respect to obligation for maintenance and repair of parking area and property taxes as provided for under instrument

Recorded: August 9, 1991
Recording No.: 9108090032

Covenant with respect to obligation for maintenance and repair of utility lines which serve the condominium as provided for under instrument

Recorded: August 9, 1991
Recording No.: 9108090033

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 TD Dock, Skyline No. 23 :

Recording No: 9304160063

The dimensions of the existing floating units vary some with the tidal action.

The beam heights of the covered floating moorages are plus or minus 16 feet above the water at the entry sides.

Amended Supplement to the Plat of Skyline No. 23;

Recorded: October 18, 1991
Recording No.: 9110180033
Regarding: Vertical and lower boundaries of the individual condominium units

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

Recorded: August 17, 1991
Recording No.: 9108270022

And in Amendments thereto,

Recording No.: 9110180035
Recording No.: 9304160064
Recording No.: 9906250084

Lien of assessments levied pursuant to the Declaration of Condominium for Skyline Division 23 Condominium recorded under recording number 9108270022, and any amendments thereto, to the extent provided for by RCW 64.34.

Terms and conditions contained in the document entitled Ordinance No. 2787:

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

**EXHIBIT A
EXCEPTIONS**

Order No.: 0274701-OC

Amended Access and Utility Easement, including the terms and conditions therein,

Recorded: April 16, 1993

Recording No.: 9304160065

NOTE: Amends easements recorded under recording number 9108090033 and recording number 9111070007

Bylaws of Skyline Beach Club including the terms, covenants and provisions 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 covenants, conditions and restrictions

Recording Date: December 21, 2018

Recording No.: 201812210006

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 1, 2022

Recording No.: 202005080022

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.