

When recorded return to:

Matthew B Fannin and Elisabeth Lynne Fannin
12531 St Charlotte Dr
Tampa, FL 33618



201802020082

Skagit County Auditor

\$76.00

2/2/2018 Page

1 of

3 1:31PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033202

CHICAGO TITLE

620033202

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald B Rosenthal, as Trustee of The Rosenthal Family Trust, dated August 15, 1991

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Matthew B Fannin and Elisabeth Lynne Fannin, husband and wife

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

Lot 74, SKYLINE NO. 3, according to the plat thereof, recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P59179 / 3819-000-074-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018431
FEB 02 2018

Amount Paid \$ 10,062.00
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 22, 2018

The Rosenthal Family Trust, dated August 15, 1991

BY: Donald B. Rosenthal 1-30-2018
Donald B. Rosenthal
Sole Trustee

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Donald B. Rosenthal

(s/he) is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Sole Trustee of The Rosenthal Family Trust, dated August 15, 1991 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 30, 2018



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 3:
Recording No.: 716497
2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: August 12, 1968
Auditor's No(s): 716889, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005
Recording No.: 200503290150
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 8, 1969
Auditor's No(s): 733811, records of Skagit County, Washington
Imposed By: Skyline Beach Club, Inc.
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 17, 1995
Recording No.: 9511170033
Matters shown: Possible encroachment of a fence onto the Southerly portion of said premises by approximately 0.8 feet
5. Bylaws - Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 29, 2009
Recording No.: 200907280031

Modification(s) of said Bylaws

Recording Date: August 29, 2013
Recording No.: 201308290044
6. City, county or local improvement district assessments, if any.
7. Liability to future assessments, if any, levied by Skyline Beach Club, Inc.
8. Liability to future assessments, if any, levied by the City of Anacortes.