202103300095
03/30/2021 01:09 PM Pages: 1 of 4 Fees: $106.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Kristina Wicke
4510 Kingsway
Anacortes, WA 98221

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046497

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1341
Mar 30 2021
Amount Paid $12455.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046497

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Karl Cummings and Kirsten G. M. Cummings, Co-trustees of the Jeffrey Karl Cummings and Kirsten G. M. Cummings Trust U/A/D March 28, 2018

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kristina Wicke, an unmarried person and Warren S Bohner, an unmarried person as joint tenants with rights of survivorship and not as community property or tenants in common

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

Lot 82, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59298 / 3820-000-082-0003

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: March 23, 2021

the Jeffrey Karl Cummings and Kirsten G. M. Cummings Trust U/A/D March 28, 2018

BY: _____
Jeffrey Karl Cummings
Trustee

BY: _____
Kirsten G.M Cummings
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jeffrey Karl Cummings and Kirsten G.M Cummings is/are the person(s) 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 Trustees of Jeffrey Karl Cummings and Kristen G.M. Cummings Trust U/A/D March 28, 2018 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 25, 2021

_____
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

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EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 the Plat of Skyline No. 4:

   Recording No: 719990

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

   Granted to: Puget Sound Power & Light Company and General Telephone Company of the Northwest
   Recording Date: December 9, 1968
   Recording No.: 721184

3. 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: November 22, 1968
   Recording No.: 720642

   Modification(s) / amendment(s) of said covenants, conditions and restrictions

   Recording Date: June 24, 2005
   Recording No.: 200506240110

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

   Imposed by: Skyline Beach Club, Inc.

5. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, including any liability to assessment lien.

   Recording No.: 200907280031
   Recording No.: 201308290044
   Recording No.: 201812210006
   Recording No.: 202005080022

EXHIBIT "A"

Exceptions
(continued)

6. 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."

7. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

   Recording Date: November 2, 2011
   Recording No.: 201111020002

8. Agreement regarding encroachment, including the terms, covenants and provisions thereof

   Recording Date: September 5, 2017
   Recording No.: 201709050053

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by Skyline Property Owners Association.

11. Assessments, if any, levied by Anacortes.

12. City, county or local improvement district assessments, if any.

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