

When recorded return to:

Jose Juan Nunez Nunez and Maria E. Nunez-Ruiz
4606 Yorkshire Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261654

Jun 01 2026

Amount Paid \$3525.00

Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-26115

STATUTORY WARRANTY DEED

THE GRANTOR(S) S & J Properties, LLC, a Missouri Limited Liability Company, 169 Colony Avenue, Park Ridge, NJ 07656,

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

in hand paid, conveys, and warrants to Jose Juan Nunez Nunez and Maria E. Nunez-Ruiz, a married couple

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

Lot 89, SKYLINE NO. 6, as per plat recorded in Volume 9 of Plats, pages 64 through 67A, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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 "B" attached hereto

Tax Parcel Number(s): P59489/3822-000-089-0004

Dated: 5/26/26

S & J Properties, LLC, a Missouri Limited Liability Company

By: Alexander Preston Rasmussen, Owner

STATE OF NEW JERSEY
COUNTY OF Douglas

This record was acknowledged before me on this 26th day of June, 2026, by Alexander Preston Rasmussen, Owner of S & J Properties, LLC. *May 26 5/26/26*

Theresa La Monica
(Signature of notary public)
Stamp

Theresa La Monica
A Notary Public of New Jersey
(Title of office) **My Commission Expires September 9, 2030**

My commission expires: 09/09/2030

EXHIBIT B

26-26115-KM

11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: December 17, 1968

Recorded: December 23, 1968

Auditor's No: 721698

Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No.

8812090002.

12. Easement, affecting a portion of subject property for the purpose of airspace including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No's. 763225 and 763227. Said easement is a correction on an instrument recorded October 29, 1968 as Auditor's file No's. 732442 and 732444.

13. Terms and provisions through deeds 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 non-profit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

14. 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 No. 6 recorded December 17, 1968 as Auditor's File No. 721494.

15. 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.

16. Terms and conditions of PERMISSIVE USE OF SKYLINE PROPERTY OWNERS ASSOCIATION COMMON AREA AND GREEN BELT form as recorded on August 3, 2015 as Auditor's File No. 201508030112.

17. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc.

18. Municipal assessments, if any, levied by the City of Anacortes.