

When recorded return to:

Maksim Chirva
M Quality LLC
18434 S West View Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262190

Jul 13 2026

Amount Paid \$3605.00

Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620061060
Escrow No.: 245479716

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Bird and Marjory H. Bird, also shown of record as Marjory J. Bird, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to M Quality LLC, a Washington Limited Liability Company

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

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

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

LT 65, SKYLINE NO. 3

Tax Parcel Number(s): P59170, 3819-000-065-0007

Subject to:

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

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED
(continued)Dated: 7/10/2026Michael Bird
Michael BirdMarjory H. Bird
Marjory J. BirdState of WA
County of IslandThis record was acknowledged before me on 07/10/2026 by Michael Bird and Marjory J. Bird.Heather Flowers
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 05/18/2029

EXHIBIT "A"
Legal Description

LOT 65, SKYLINE NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF
PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 the Plat of Skyline No. 3, recorded in Volume 9 of Plats, Pages 54 and 55:

Recording No: 716497

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
Purpose: Electric transmission and/or distribution line
Recording Date: January 26, 1962
Recording No.: 617291
Affects: Portion of said premises

3. Covenants, conditions and restrictions 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: August 12, 1968
Recording No.: 716889

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005
Recording No.: 200503290150

4. Covenants, conditions and restrictions 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 14, 1968
Recording No.: 841725

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: October 14, 1968
Recording No.: 841725

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

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

EXHIBIT "B"
Exceptions

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2020

Recording No.: 202005080022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 7, 2024

Recording No.: 202410070017

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 21, 2024

Recording No.: 202411210030

7. 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 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. excepting and reserving unto the Grantor, it's successor and assigns, forever, all minerals of any nature whatsoever, including, but not limited to coal, iron, natural gas and oil, upon said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away same.

8. 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 Survey:

Recording No: 202101050043