

When recorded return to:

Michelle L. Cohen
14022 Briar Drive
Overland Park, KS 66224

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262388

Jul 28 2026

Amount Paid \$12410.00
Skagit County Treasurer
By Lena Thompson 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.: 620062168
Escrow No.: 245480812

CHICAGO TITLE
620062168

STATUTORY WARRANTY DEED

THE GRANTOR(S) George Conroy, II and Shaina Conroy, husband and wife

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 Michelle L. Cohen, Trustee of The Michelle Lynn Cohen Amended and Restated Revocable Trust, dated January 5th, 2018

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 53, SKYLINE NO. 10

Tax Parcel Number(s): P59963, 3826-000-053-0002

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

Subject to:

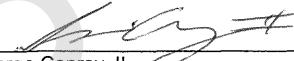
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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: 07/27/2026
George Conroy, II
Shaina ConroyState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on July 27, 2026 by George Conroy, II and Shaina Conroy.
(Signature of notary public)Notary Public in and for the State of WASHINGTONMy commission expires: 08 27, 2027

JANEILL BESECKER
Notary Public
State of Washington
Commission # 23024064
My Comm. Expires Aug 27, 2027

EXHIBIT "A"
Legal Description

LOT 53, "SKYLINE NO. 10," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 117 THROUGH 120, INCLUSIVE, 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. 10:

Recording No: 753632

2. 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: June 7, 1971

Recording No.: 753631

3. 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: July 19, 1972

Recording No.: 771327

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 19, 2004

Recording No.: 200404190151

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 28, 2005

Recording No.: 200506280155

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 6, 2006

Recording No.: 200601060083

4. Bylaws of Skyline Beach Club including the terms, covenants and provisions thereof:

Recording Date: July 28, 2009

Recording No.: 200907280031

Modification(s) of Bylaws

Recording Date: August 29, 2013

Recording No.: 201308290044

Modification(s) of Bylaws

Recording Date: December 21, 2018

Recording No.: 201812210006

Modification(s) of Bylaws

Recording Date: May 8, 2020

Recording No.: 202005080022

Modification(s) of Bylaws

Recording Date: October 7, 2024

Recording No.: 202410070017

Modification(s) of Bylaws

EXHIBIT "B"
Exceptions

Recording Date: November 21, 2024
Recording No.: 202411210030

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