

When recorded return to:

Sylvia Clark Young and Dan Dean Simmons
PO Box 1667
Mukilteo, WA 98275

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262443
Jul 31 2026
Amount Paid \$6245.00
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

CHICAGO TITLE
620062685

Title No.: 620062685
Escrow No.: 245480649

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas Boyle and Marta Collins, 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 Sylvia Clark Young and Dan Dean Simmons, a married couple

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.)

TRACT 37, SKYLINE DIV. NO. 8

Tax Parcel Number(s): P59694, 3824-000-037-0005

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.

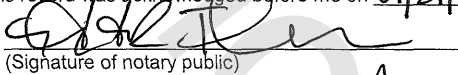
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED
(continued)Dated: 7-29-26

Thomas Boyle



Marta Collins

State of WA
County of IslandThis record was acknowledged before me on 07/29/2026 by Thomas Boyle and Marta Collins.

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 05/18/2029

EXHIBIT "A"
Legal Description

TRACT 37, SKYLINE DIVISION NO. 8, AS RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 72
THROUGH 74, 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. 8:

Recording No: 724829

2. 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

Dated Date: March 31, 1969
Recording Date: April 11, 1969
Recording No.: 725295

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 30, 2004
Recording No.: 200403300140

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 14, 2005
Recording No.: 200506140087

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: June 7, 1971
Recording No.: 753653

4. By-Laws of Skyline Beach Club and the terms and conditions thereof:

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

Modification(s) of said By-Laws:

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

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

Recording Date: May 8, 2020
Recording No.: 202005080022

Recording Date: October 7, 2024
Recording No.: 202410070017

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