

**When recorded return to:**

Anthony W. Tolcher and Marilyn J. Tolcher  
511 Blackjack Oak  
San Antonio, TX 78230

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20262482

Aug 03 2026

Amount Paid \$2285.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**Chicago Title**  
**620062900**

Escrow No.: 620062900

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Double D LLC, a Washington Limited Liability Company.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Anthony W. Tolcher and Marilyn J. Tolcher, a married couple

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

UNIT 9, "SKYLINE NO. 17, A CONDOMINIUM," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 101 AND 102, AND AS AMENDED BY SURVEY RECORDED IN VOLUME 6 OF SURVEYS, PAGES 34 AND 35, UNDER AUDITOR'S FILE NO. 8412270055, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND AS IDENTIFIED IN THAT CERTAIN DECLARATION RECORDED JULY 23, 1970, UNDER AUDITOR'S FILE NO. 741481, AND AS AMENDED BY AMENDED DECLARATION RECORDED DECEMBER 27, 1984, UNDER AUDITOR'S FILE NO. 8412270054, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P60099 / 3830-000-009-0001

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 7-31-2026

Double D LLC, a Washington Limited Liability Company

BY: Chris WilliamsChris Williams  
MemberBY: Michael RoeterMichael Roeter  
MemberState of WACounty of KING

This record was acknowledged before me on 07/31/2026 by Chris Williams and Michael Roeter as MEMBERS E.P. and MEMBER, respectively, of Double D LLC.

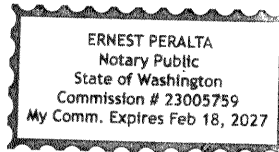
Ernest Peralta  
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: FEB 18, 2027

**EXHIBIT "A"**

## Exceptions

1. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Recording No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as Recording No. 162371, and recorded in Volume 128 of Deeds, at page 501
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Puget Sound Energy, Inc.  
 Purpose: Utility lines  
 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: July 23, 1970  
 Recording No.: 741481

Modification(s) of said covenants, conditions and restrictions

Recording No.: 8412270054  
 Recording No.: 200208090181  
 Recording No.: 201103210167
4. Lien of assessments levied pursuant to the Declaration for Skyline No. 17 condominium to the extent provided for by Washington law.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: City of Anacortes  
 Purpose: Utilities and drains  
 Recording Date: July 23, 1970  
 Recording No.: 741484  
 Affects: Portion of said premises
6. 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,

**EXHIBIT "A"**

Exceptions  
(continued)

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 Map and Plans:

Recording No: 741482

7. 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: 8412270055

8. Ordinance No. 2787, including the terms, covenants and provisions thereof

Recording Date: October 9, 2008  
Recording No.: 200810090083

9. Easement, affecting a portion of subject property for the purpose of waterway access including terms and provisions thereof recorded April 8, 2016 as Recording No. 201604080029.

10. Bylaws, including the terms, covenants and provisions thereof

Recording No.: 200907280031  
Recording No.: 201208220010  
Recording No.: 201308290044  
Recording No.: 201812210006  
Recording No.: 202005080022  
Recording No.: 202410070017  
Recording No.: 202411210030

11. 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: 201608250009

12. Reciprocal Waterway Easement, including the terms, covenants and provisions thereof

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: April 8, 2016  
Recording No.: 201604080029

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

Granted to: Pierre Mendell and Lorine Mendell, husband and wife  
Purpose: Right-of-way  
Recording Date: October 30, 1969  
Recording No.: 732464  
Affects: Portion of said premises

Modification(s) of said Easement:

Recording No.: 850190  
Recording No.: 8507150027

14. Temporary Easement and Waiver of Damages, including the terms, covenants and provisions thereof

Recording Date: August 21, 1978  
Recording No.: 885982

15. The effect, if any, of Conditional Use Permit No. CU-77-030, including the terms, covenants and provisions thereof

Recording Date: May 20, 1982  
Recording No.: 8205200023

16. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

18. Assessments, if any, levied by Skyline Beach Club.

19. Assessments, if any, levied by Skyline Marine Owners Association Division 17.

20. Assessments, if any, levied by Anacortes.

**EXHIBIT "A"**

Exceptions  
(continued)

21. City, county or local improvement district assessments, if any.
22. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.