

When recorded return to:
James Lee and Julia Lee
4212 Tyler Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262609
Aug 14 2026
Amount Paid \$3045.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620063005

Chicago Title
620063005

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry H. Swalling and Sally M. Swalling, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to James Lee and Julia Lee, a married couple

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

UNIT 61, "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, AND ANY AMENDMENTS THEREAFTER, 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): P60152 / 3830-000-061-0006

Subject to:

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

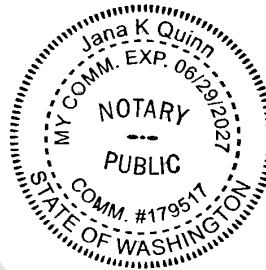
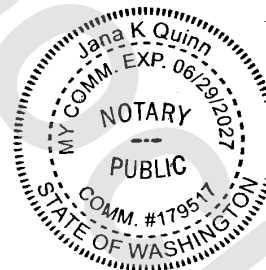
STATUTORY WARRANTY DEED
(continued)Dated: August 12, 2026Jerry H. Swalling by Sally Marie Swalling attorney in fact
Jerry H. Swalling by Sally Marie Swalling as attorney in factSally M. Swalling
Sally M. SwallingState of Washington
County of SkagitThis record was acknowledged before me on 08/12/2026 by Sally Marie Swalling as attorney in fact of Jerry H. Swalling.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027State of Washington
County of SkagitThis record was acknowledged before me on 08/12/2026 by Sally Marie Swalling.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

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. 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.

3. 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

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: July 23, 1970
Recording No.: 741481

Modification(s) of said covenants, conditions and restrictions

Recording No.: 8412270054
Recording No.: 200208090181
Recording No.: 201103210167

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

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "A"Exceptions
(continued)

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 Skyline No. 17:

Recording No: 741482

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

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

8. 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.

9. Bylaws, including the terms, covenants and provisions thereof:

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

Modification(s) of said instrument:

Recording Date: August 22, 2012
Recording No.: 201208220010

Modification(s) of said instrument:

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

Modification(s) of said instrument:

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

Modification(s) of said instrument:

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

Modification(s) of said instrument:

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

EXHIBIT "A"Exceptions
(continued)

Modification(s) of said instrument:

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

Modification(s) of said instrument:

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

10. 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

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

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

12. City, county or local improvement district assessments, if any.

13. Assessments, if any, levied by Anacortes.