

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263056

Sep 16 2026

Amount Paid \$4005.00

Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Amy D. Buell and Matthew W. Buell
4512 Queen Ann Way
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620063319

Escrow No.: 620063319

STATUTORY WARRANTY DEED

THE GRANTOR(S) Corporation of the Catholic Archbishop of Seattle, for the benefit of St. Ann Catholic School, a corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Amy D. Buell and Matthew W. Buell, a married couple

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

LOT 44, "SKYLINE NO. 4", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 61 AND 62, 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): P59259 / 3820-000-044-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9/15/2026

Corporation of the Catholic Archbishop of Seattle, for the benefit of St. Ann Catholic School, a corporation

BY: Jeannie Crone, Attorney-in-Fact
Jeannie Crone
Attorney-in-FactState of WACounty of KingThis record was acknowledged before me on 9/15/26 by Jeannie Crone ~~and~~
~~Kevin Harasimowicz~~ as Attorney-in-Fact and ~~Kevin Harasimowicz~~, respectively, of
Corporation of the Catholic Archbishop of Seattle, for the benefit of St. Ann Catholic School, a
corporation.(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 7/23/29

Notary Public
State of Washington
Keanu Vongsy
Commission No. 21022731
Commission Expires 07-23-29

EXHIBIT "A"

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. 4:

Recording No: 719990

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

Recording Date: November 22, 1968

Recording No.: 720642

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 24, 2005

Recording No.: 200506240110

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

Granted to: Puget Sound Power & Light Company and General Telephone Company
of the Northwest
Purpose: Electric and telephone service
Recording Date: December 9, 1968
Recording No.: 721184
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: January 20, 1972
Recording No.: 763227
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

EXHIBIT "A"Exceptions
(continued)

5. 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

Modification(s) of said By-Laws:

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

Modification(s) of said By-Laws:

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

6. 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 nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

7. 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

EXHIBIT "A"Exceptions
(continued)

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."

8. Assessments, if any, levied by Anacortes.
9. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 18, 2026

between Amy Duncan Buell Matthew Warren Buell ("Buyer")
Buyer Buyer
and Corporation of the Catholic Archbishop of Seattle ("Seller")
Seller Seller
concerning 4512 Queen Ann Way Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
ADB 08/18/2026
Buyer Date

Authentication
Matthew Warren Buell 08/18/2026
Buyer Date

Signed by:
Jeanie Crane 8/20/2026
Seller Date
607EAFCEB8A1490...

Seller Date