

When recorded return to:

F2 LLC
Attn: Greg Coomer
Manager
73 Olympic Drive
Shoreline, WA 98177

GNW 26-26668-TO
LSU WAFA26-4015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263156
Sep 24 2026
Amount Paid \$1765.00
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

THE GRANTOR(S) **PETER HANSON and ANN HANSON**, husband and wife, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, bargains, sells, and conveys to **F2 LLC**, A Washington limited liability company, the following described real estate, situated in the County of **Skagit**, State of Washington:

Unit 151 SKYLINE No. 18, A CONDOMINIUM, also known as Skyline Marine Condominium, Second Addition (Division No. 18), according to the Declaration thereof recorded October 26, 1970 under Auditor's File No. 745027 and Survey Map and Plans thereof, recorded in Volume 9 of Plats, pages 110 and 111, records of Skagit County, Washington.

Situate in Skagit Couty, Washington

Tax Parcel No. P60387/3831-000-151-0006

SUBJECT TO: Easements, restrictions, reservations, covenants and conditions of record, including the below:

- 1) Real estate taxes and special assessments, not yet due and/or payable,
- 2) Reservations of minerals, mineral rights, etc., in Deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Auditor's File No. 91959, and recorded in Volume 88 of Deeds, at page 639, and dated January 26, 1923, filed March 3, 1923, as Auditor's File No. 162371, and recorded in Volume 128 of Deeds, page 501. (Affects Tidelands)
- 3) Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on January 26, 1962, as Auditor's File No. 617291.

- 4) Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded on October 26, 1970 as Auditor's File No. 745027 may be contained in the bylaws adopted pursuant to said Declaration.
- 5) Terms and conditions of Declaration Submitting Property to the Washington Horizontal Property Regimes Act, recorded on October 2, 2012 as Auditor's File No. 201210020095.
- 6) Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Acts (Condominiums)" and amendments thereto.
- 7) Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

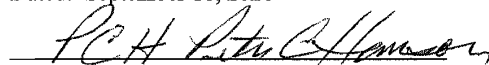
- 8) Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skyline No. 18 recorded on October 26, 1970 as Auditor's File No. 745028.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

- 9) Easement, affecting a portion of subject property for the purpose of right(s) of way for municipal corporation(s), its successors and or assigns along with permit and franchise holders including terms and provisions thereof recorded October 26, 1970 as Auditor's File No. 745030.
- 10) Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: August 11, 1975
Auditor's No.: 821776
In favor of: Division 18 Condominium Dock Owners Association
For: Ingress and egress
Affects: That portion of the Common Area lying within Tract B
- 11) Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: July 31, 1981
Auditor's No.: 8107310041
In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of Skyline No. 19
For: Ingress, egress, and utilities and incidental purposes
Affects: That portion of the Common Area lying within the South Half of Tract B

- 12) Easement, including the terms, covenants and provisions thereof, granted by Instrument Recorded: August 31, 1984
Auditor's No.: 8408310010
In favor of: Cascade Natural Gas Corporation
For: Pipelines for oil, gas, and the products thereof
Affects: That portion of the Common Area lying within the South Half of Tract B
- 13) Terms, provisions, definitions, obligations and assessments contained in the By-Laws of the Association of Condominium Owners Skyline Marine Condominiums Second Addition (Division No. 18) recorded August 17, 1988 under Auditor's File Number 8808170025 (also shown as 198808170025).
- 14) Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, Inc., including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031
- Said bylaws were also amended by documents recorded as Auditor's File No. 201010180061, 2010010250050, 201208220010, 201308290044, 201812210006, 202005080022, 202308280035, 202410070017, 202410300052, and 202411210030.
- Bylaws may be subject to unrecorded amendments thereto.
- 15) Terms and conditions of Ordinance No. 2787, recorded on October 9, 2008 as Auditor's File No. 200810090083.
- 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 recreation rights which limit or prohibit use of the land or water.
- 17) Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc..
- 18) Any tax, fee, assessments or charges as may be levied by Skyline Marine Condominium Association #18.
- 19) Municipal assessments, levied by the City of Anacortes, not yet due and/or payable.

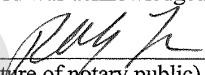
Dated: September 18, 2026


Peter Hanson

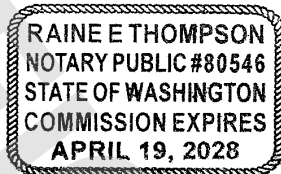

Ann Hanson

State of Washington
County of King

This record was acknowledged before me on September 23, 2026, by Peter Hanson and Ann Hanson..


(Signature of notary public)

(Stamp)



Notary Public in and for the State of Washington

My commission expires: 4-19-2028
(Signature of notary public)