

When recorded return to:

Jennifer Branch
2204 Bane Pl
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263437

Oct 16 2026

Amount Paid \$5333.00
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

Title No.: 620063565
Escrow No.: 245482519

CHICAGO TITLE
620063565

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cherise K. Reaber, Personal Representative of The Estate of Jean K. Skutle
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 Jennifer Branch, an unmarried person

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.)

LT. 143, SKYLINE NO. 6

Tax Parcel Number(s): P59571, 3822-000-143-0008

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: 10/15/26

The Estate of Jean K. Skutle

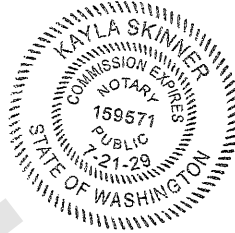
BY: *Cherise K. Reaber*
Cherise K. Reaber, Personal RepresentativeState of WA
County of Island SkagitThis record was acknowledged before me on 10/15/2026 by Cherise K. Reaber
as Personal Representative of The Estate of Jean K. Skutle.*Kayla Skinner*
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: KAYLA SKINNER
NOTARY PUBLIC 159571
MY APPOINTMENT EXPIRES: 7-21-29

EXHIBIT "A"

Legal Description

LOT 143, SKYLINE NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF
PLATS, PAGES 64 THROUGH 67A, INCLUSIVE, 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 Division No. 6:

Recording No: 721494

2. Covenants, conditions, restrictions and easements 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: December 23, 1968

Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1988

Recording No.: 8812090002

3. Covenants, conditions, restrictions and easements 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 8, 1979

Recording No.: 7911080053

4. Provisions contained in the articles of incorporation and bylaws of Skyline Beach Club, recorded under recording number 200907280031, including any liability to assessment lien.

Modification(s) of said Bylaws:

Recording Date: August 29, 2013

Recording No.: 201308290044

Recording Date: December 21, 2018

Recording No.: 201812210006

Recording Date: May 08, 2020

Recording No.: 202005080022

Recording Date: October 07, 2024

Recording No.: 202410070017

Recording Date: November 21, 2024

Recording No.: 202411210030

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