

When recorded return to:

Victor Gerald Brzeg and Deanna Lynn Brzeg
2606 Washington Blvd
Anacortes, WA 98221



201110070076
Skagit County Auditor

10/7/2011 Page 1 of 4 1:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013894

CHICAGO TITLE
620013894

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kent Van Egdome and Anna Van Egdome, 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 Victor Gerald Brzeg and Deanna Lynn Brzeg, husband and wife

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

Lot 22, PLAT OF WASHINGTON PARK ESTATES, according to the plat thereof, recorded
November 29, 2000, under Auditor's File No. 200011290068, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P117648, 4770-000-022-0000

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: October 5, 2011

Kent Van Egdome

Anna Van Egdome

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113017

OCT 07 2011

Amount Paid \$ 8139.60
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
KENT VANEGDOM AND ANNA VANEGDOM
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 6 2011

MARCIE K. PALECK

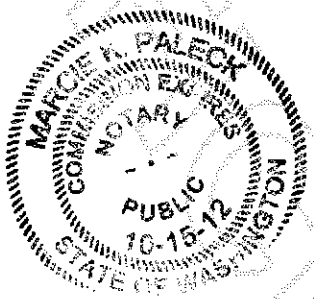
Maricie Paleck

Name:

Notary Public in and for the State of WASHINGTON

Residing at: Mount Vernon WA

My appointment expires: October 15 2012



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Skagit County Auditor

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: November 29, 2000

Auditor's No(s): 200011290067, records of Skagit County, Washington

Executed By: Sunset Cove Development, L.L.C.

Said instrument is a re-recording of instrument (s);

Recorded: November 9, 2004

Auditor's File No(s): 200411090072, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 30, 2001 and November 9, 2004

Auditor's No(s): 200105300157 and 200411090072, records of Skagit County, Washington

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF WASHINGTON ESTATES:

Recording No: 200011290068

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 29, 1962

Auditor's No(s): 625661, records of Skagit County, Washington

Executed by: A.F. Gratzner

As Follows:

It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J.K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364 respectively under Auditor's File No. 596207, records of Skagit County Auditor and waive any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport

4. Decision to Issue a Preliminary Plat Permit for the Woods Sunset Cove Addition Plat and the Terms and Conditions Thereof;

Recorded: January 17, 2001

Auditor's No.: 200101170034, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 29, 2000

Auditor's No(s): 200011290067, records of Skagit County, Washington

Imposed By: Sunset Cove Development Homeowners Association

Affects: Said premises

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

7. Assessments, if any, levied by City of Anacortes.

8. Assessments, if any, levied by Sunset Cove Development Homeowner's Association.



EXHIBIT "A"

Exceptions

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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