

When recorded return to:  
Richard D. Izban  
2518 Washington Blvd  
Anacortes, WA 98221



201304150079  
Skagit County Auditor

4/15/2013 Page 1 of 2 10:36AM

Recorded at the request of:

File Number: A105638

### Statutory Warranty Deed

A105638  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Frank B. Lewis and Sandra F. Lewis, Trustees of the Lewis Family Trust, dated June 30, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard D. Izban, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 20 Washington Park Estates


Tax Parcel Number(s): P117646, 4770-000-020-0000

Lot 20, PLAT OF WASHINGTON PARK ESTATES, according to the plat thereof recorded under Auditor's File No. 200011290068, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 4/03/2013

Lewis Family Trust

  
By: Frank B. Lewis, Trustee TRUSTEE

  
By: Sandra F. Lewis, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


20131291  
APR 15 2013

STATE OF Nevada }  
COUNTY OF Clark } SS:

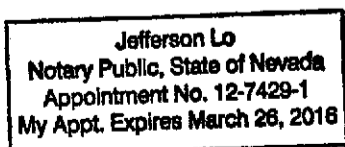
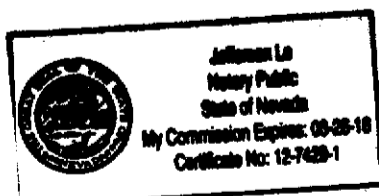
Amount Paid \$ 6,893.60  
Skagit Co. Treasurer  
By \_\_\_\_\_ Deputy

I certify that I know or have satisfactory evidence that Frank B. Lewis and Sandra F. Lewis are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Lewis Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 04/10/13

  
Notary Public in and for the State of Nevada

Residing at 2461 Hampton Rd  
My appointment expires: 03/26/16



# EXHIBIT A

## EXCEPTIONS:

### A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Walton Lumber Company  
Recorded: August 29, 1962  
Auditor's No: 625661

### B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Washington Park Estates  
Recorded: November 29, 2000  
Auditor's No: 200011290068

### C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 28, 2000  
Recorded: November 9, 2004  
Auditor's No: 200411090072  
Executed by: Sunset Cove Development, L.L.C.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200011290067.

Said covenants make several references to an Exhibit "A" that was not attached to the recorded copy.

### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Declaration Dated: May 30, 2001  
Recorded: May 30, 2001  
Auditor's No: 200105300157

### D. Terms and provisions contained in Bylaws of Sunset Cove Development Homeowners Association recorded January 21, 2005 under Auditor's File No. 200501210087.

Said Bylaws were amended on November 2, 2010 under Auditor's File No. 201011020046.



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