



201305300042

When recorded return to:
Christopher Schnabel and Amy Schnabel
4215 Cherry Lane
Anacortes, WA 98221

Skagit County Auditor \$75.00
5/30/2013 Page 1 of 4 10:57AM

Recorded at the request of:

File Number: A105332

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David Noetzelman and Barbara Noetzelman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher Schnabel and Amy Schnabel, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

A105332-1

Abbreviated Legal:

Lot 2 Sunset Cove Estates

Tax Parcel Number(s): P117663, 4771-000-002-0000

Lot 2, "PLAT OF SUNSET COVE ESTATES", according to the plat thereof recorded November 29, 2000 under Auditor's File No. 200011290070, 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 described in Exhibit "A" attached hereto

Dated 5/01/2013

David Noetzelman
David Noetzelman

Barbara Noetzelman
Barbara Noetzelman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131971

MAY 30 2013

STATE OF Washington }
COUNTY OF King } SS:

Amount Paid \$ 3298.⁰⁰
By man Deputy
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that David Noetzelman and Barbara Noetzelman, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/7/13

Abigail Obermiller
Printed Name: Abigail Obermiller
Notary Public in and for the State of Washington
Residing at Redmond
My appointment expires: 7/16/16

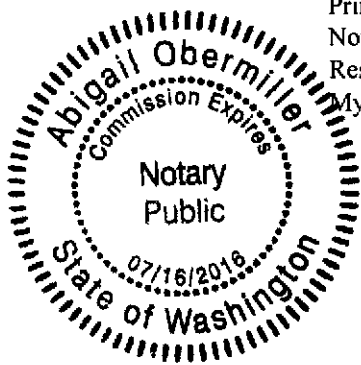


EXHIBIT A

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: P. E. Nelson and Ethel R. Nelson, husband and wife
Recorded: May 22, 1913
Auditor's No: 96724
As Follows:

"Reserving the right to plat streets and alleys across said right-of-way when above described lands are platted."

Affects that portion of said premises lying within railway right-of-way.

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.

"Affects Tract A common area"

C. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

"Affects Tract A common area"

D. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled " an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State", approved March 9, 1893.

"Affects Tract A common area"

E. Right of the State of Washington or any Grantee or Lessee thereof, upon paying reasonable compensation, to acquire right-of-way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands.

"Affects Tract A common area"

F. Exceptions and reservations contained in Deed from the State of Washington under Auditor's File No. 678162, under which title to portion of said premises comprising tidelands is claimed, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of entry.

"Affects Tract A common area"



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G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Boris Olich and Anne B. Olich, husband and wife
Dated: March 16, 1964
Recorded: March 27, 1964
Auditor's No: 648412
Purpose: For roadway and utility purposes
Area Affected:

A strip of land 30 feet, more or less, in width, running in a Northerly and Southerly direction along the West line of the tract conveyed in fee to said Boris Olich, et ux, in said Deed under Auditor's File No. 648412.

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Sunset Cove Development LLC, a Washington Limited Liability Company ("SCDLLC")
Dated: December 27, 1999
Recorded: December 30, 1999
Auditor's No: 199912300183
Purpose: View, Landscape, Pedestrian, Maintenance and Construction Easement
Area Affected: Portion South 15 acres of Government Lot 2, Section 21, Township 35 North, Range 1 East, W.M.

I. Terms and conditions of Easement Agreement between the City of Anacortes and Sunset Cove Development, LLC, a Washington Limited Liability Company, as recorded December 30, 1999, under Auditor's File No. 199912300185.

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Estates of William D. and Anne M. Suryan, and their assigns
Dated: December 30, 1999
Recorded: February 23, 2000
Auditor's No: 200002230070
Purpose: A non-exclusive easement for installation and maintenance of underground utilities
Area Affected: Within the 30 foot wide easement area

K. 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.: 200411090073
Executed By: Sunset Cove Development, L.L.C.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200011290069.



ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 4, 2005
Recorded: October 4, 2005
Auditor's No.: 200510040074

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

Plat/Subdivision Name: Plat of Sunset Cove Estates
Recorded: November 29, 2000
Auditor's No: 200011290070

M. Terms and conditions of By-Laws of Sunset Cove Development Homeowners Association recorded January 21, 2005 under Auditor's File No. 200501210087.

Above Bylaws have been amended:

Recorded: November 2, 2010
Auditor's No.: 201011020046



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