



201308230219

Skagit County Auditor

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RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

FOSTER PEPPER PLLC
1111 THIRD AVENUE, SUITE 3400
SEATTLE, WA 98101
ATTN: THOMAS J. PARKES

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

106435-1

Grantor:

Coho Northwest LLC, a Washington limited liability
company

Grantee:

The Woods at Washington Park LLC, a Washington limited
liability company

**Abbreviated Legal
Description:**

Ptn. of the SW 1/4 of the SE 1/4 of S21, T35 N., R1E, W.M.,
in Skagit County, Washington.

Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#:

P126714; P126715; P126716; P126717; P126718; P126722;
P126723; P126724; P126725; P126726; P126727; P126728;
P126729; 0126730

Reference # (If applicable):

N/A

STATUTORY WARRANTY DEED

THE GRANTOR, COHO NORTHWEST LLC, a Washington limited liability company, pursuant to WAC 458-61A-211(2)(c), (mere change in identity-wholly owned subsidiary), conveys and warrants to The Woods at Washington Park LLC, a Washington limited liability company, a 100% undivided interest in the real property situated in Skagit County, Washington, legally described on Exhibit A attached hereto, subject to covenants, conditions and restrictions as set forth in attached Exhibit B, which is incorporated herein by this reference as though fully set forth.

DATED: August 13, 2013.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013342

AUG 23 2013

Amount Paid \$ 0
By MG Skagit Co. Treasurer
Deputy

Coho Northwest LLC, a
Washington limited liability company

By:

Tim Starkovich, Manager

By:

Nels Strandberg, Member Manager

STATE OF WASHINGTON

SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Nels Strandberg is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as Member Manager of Coho Northwest LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 13 day of August, 2013.



Erin D.L. Welliver
(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of
Washington, residing at POB 931 Anacortes WA

My appointment expires 4/1/2014




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STATUTORY WARRANTY DEED

THE GRANTOR, COHO NORTHWEST LLC, a Washington limited liability company, pursuant to WAC 458-61A-211(2)(c), (mere change in identity-wholly owned subsidiary), conveys and warrants to The Woods at Washington Park LLC, a Washington limited liability company, a 100% undivided interest in the real property situated in Skagit County, Washington, legally described on Exhibit A attached hereto, subject to covenants, conditions and restrictions as set forth in attached Exhibit B, which is incorporated herein by this reference as though fully set forth.

DATED: August 13, 2013.

Coho Northwest LLC, a
Washington limited liability company

By: 
Tim Starkovich, Manager

By: _____
Nels Strandberg, Member Manager

STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Nels Strandberg is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as Member Manager of Coho Northwest LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this ____ day of August, 2013.

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of
Washington, residing at _____

My appointment expires _____

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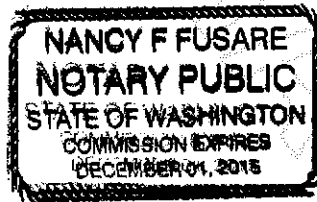
STATE OF WASHINGTON

ss.

COUNTY OF SAN JUAN

I certify that I know or have satisfactory evidence that Tim Starkovich is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as Manager of Coho Northwest LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 14 day of August, 2013.



Nancy F. Fusare
(Signature of Notary)

NANCY F. FUSARE

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of
Washington, residing at 1211/2015

My appointment expires 12/1/2015



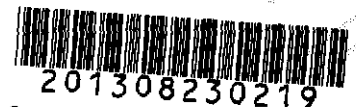
EXHIBIT A

LEGAL DESCRIPTION

Lots 7 through 11, inclusive, and Lots 15 through 23, inclusive, in the Plat of The Woods at Sunset Cove, recorded on October 17, 2007, under Skagit County Auditor's File No. 200710170081, situated in the southwest quarter of the southeast quarter of Section 21, Township 35 North, Range 1 East, W.M., in Skagit County, Washington.

EXHIBIT A

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EXHIBIT B

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Walton Lumber Company
Recorded: August 29, 1962
Auditor's No.: 625661

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Chaffey Homes Incorporated
Recorded: February 8, 2007
Auditor's No.: 200702080104
Purpose: Storm water drainage swale and associated drainage features

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: February 8, 2007
Auditor's No.: 200702080106
Purpose: See document attached

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: June 7, 2007
Recorded: June 18, 2007
Auditor's No.: 200706180162
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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

Recorded: October 17, 2007
Auditor's No.: 200710170080
Executed By: Chaffey North LLC
Affects: Parcel "A"



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F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: The Woods at Sunset Cove
Recorded: October 17, 2007
Auditor's No.: 200710170081
Affects: Parcel "A"

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: May 19, 2008
Auditor's No.: 200805190128
Affects: Parcel "C"
Affects: Parcels "B", "C" and "D"

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Chaffey Homes
Dated: November 7, 2007
Recorded: November 15, 2007
Auditor's No.: 200711150055
Regarding: Latecomer's Agreement



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