

When recorded return to:  
Michael Anthony Russell and Connie Lee Russell  
2411 Washington Court  
Anacortes, WA 98221



201401310095

Skagit County Auditor

\$76.00

1/31/2014 Page

1 of

5 1:58PM

Recorded at the request of:

File Number: A104404

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A104404

THE GRANTORS Sharron M. Stringer, sole Trustee, under the Sharron M. Stringer Living Trust dated September 27, 1994, as to a 51% interest and Robert B. Baggs, sole Trustee of the Robert B. Baggs Living Trust dated July 2, 2003, as to the remainder for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Anthony Russell and Connie Lee Russell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 5, Sunset Cove Estates

Tax Parcel Number(s): P117666, 4771-000-005-0000

Lot 5, "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 per Exhibit "A" attached hereto

Dated 1/02/2014

Sharron M. Stringer Living Trust

Sharron M. Stringer  
By: Sharron M. Stringer, Trustee

Robert B. Baggs Living Trust

Robert B. Baggs  
By: Robert B. Baggs, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

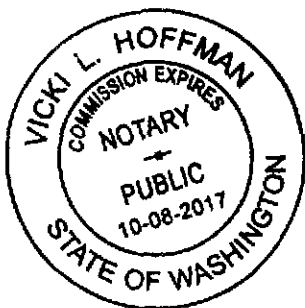
2014338  
JAN 31 2014

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 12,999.00  
Skagit Co. Treasurer  
By mm Deputy

I certify that I know or have satisfactory evidence that Sharron M. Stringer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Sharron M. Stringer Living Trust dated September 27, 1994, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-23-14



Vicki L. Hoffman  
Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert B. Baggs is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Robert B. Baggs Living Trust dated July 2, 2003, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

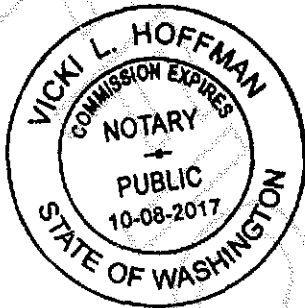
Dated: 1-23-14

Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

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# 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



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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 Bylaws 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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