

When recorded return to:  
Christine L. Bedient  
2819 Washington Boulevard  
Anacortes, WA 98221



Skagit County Auditor  
10/26/2015 Page 1 of 2 \$74.00  
2:10:54AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110216

**Statutory Warranty Deed**

A110216-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS **Derek J. Leney and Elizabeth R. Leney**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Christine L. Bedient**, a married woman as her separate estate the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
Lot 1, Washington Park Estates

Tax Parcel Number(s): **P117627, 4770-000-001-0000**

Lot 1, "PLAT OF WASHINGTON PARK ESTATES", as per plat recorded November 29, 2000 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 described in Exhibit "A" attached hereto

Dated 10/14/2015

[Signature]  
Derek J. Leney

[Signature]  
Elizabeth R. Leney

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154367  
OCT 26 2015

STATE OF California  
COUNTY OF VENTURA SS:

Amount Paid \$ 7383.10  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Derek J. Leney and Elizabeth R. Leney, 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: 10/21/2015

[Signature]  
Printed Name: BHALINDER SINGH SIDHU  
Notary Public in and for the State of California  
Residing at VENTURA COUNTY CA  
My appointment expires: 03-06-2019

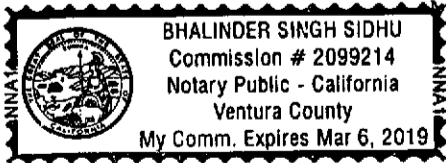


EXHIBIT A

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.