

When recorded return to:

Charles M. Danosky and Denise M. Rousseau

2320 Sundown Court #302 PO Box 471

Anacortes, WA 98221 EVERGLADES CITY, FL

Recorded at the request of:

Guardian Northwest Title

File Number: A110704



201604080099

Skagit County Auditor

\$76.00

4/8/2016 Page

1 of

4 3:54PM

Statutory Warranty Deed

A110704

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David T. Scott and Eddylee M. Scott, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles M. Danosky and Denise M. Rousseau, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 302, Building B, Crest at Sunset Cove Condo.

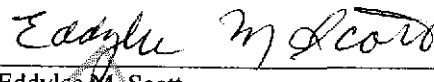
For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P117894, 4890-002-302-0000

Dated 3/08/2016


David T. Scott


Eddylee M. Scott

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20161266

APR 08 2016

STATE OF Washington

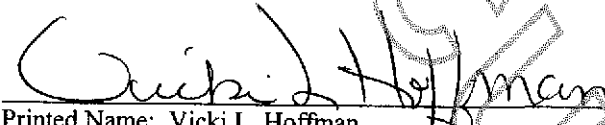
COUNTY OF Skagit

SS:

Amount Paid \$ 17,538.⁰⁰
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that David T. Scott and Eddylee M. Scott, 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: 3-23-16


Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

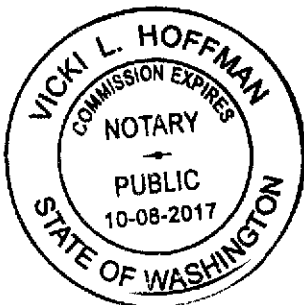


EXHIBIT A

Unit 302, Building B, "THE CREST AT SUNSET COVE CONDOMINIUM", a condominium, according to the Declaration thereof recorded May 4, 2006, under Auditor's File No. 200605040035, and amended by instruments recorded May 26, 2006 and December 20, 2006 under Auditor's File Nos. 200605260013 and 200612200021, records of Skagit County, Washington, and Survey Map and Plans thereof recorded May 4, 2006 as Auditor's File No. 200605040034 and amended by Survey Map and Plans recorded December 20, 2006, under Auditor's File No. 200612200020, records of Skagit County, Washington.

EXHIBIT B

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"

G. 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.

H. 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.

I. 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

J. 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

K. Terms and conditions of ByLaws of Sunset Cove Development Homeowners Association recorded January 21, 2005 under Auditor's File No. 200501210087.

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

Plat/Subdivision Name: The Crest at Sunset Cove Condominium
Recorded: December 20, 2006
Auditor's No.: 200612200020

Said Condominium is an amendment to that certain Condominium recorded May 4, 2006 as Auditor's File No. 200605040034.

M. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: May 4, 2006
Auditor's File No.: 200605040035

Said Declaration was amended by documents recorded as Auditor's File Nos. 200605260013, 200612200021, 200908040051 and 200912100045.

N. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.