



201701300183

When recorded return to:

Debra Purcell
 Skagit Highlands Homes, LLC, A Washington
 limited Liability Company
 16000 Christensen Road, Suite 150
 Seattle, WA 98188

Skagit County Auditor

\$77.00

1/30/2017 Page

1 of

5 1:42PM

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
 Mount Vernon, WA 98273

Escrow No.: 620029271

**SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX**

2017222
 JAN 30 2017
 Amount Paid \$7436.50
 Skagit Co. Treasurer
 By *ML* Deputy

CHICAGO TITLE

620029271

STATUTORY WARRANTY DEED

THE GRANTOR(S) Winchelsea LLC, a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
 in hand paid, conveys, and warrants to Skagit Highlands Homes, LLC, A Washington limited Liability
 Company

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1, 2 and 6, THE WOODS AT SUNSET COVE, according to the plat thereof, recorded October
 17, 2007, under Auditor's File No. 200710170081, records of Skagit County, Washington.

Situating in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

002
 Tax Parcel Number(s): P126709 / 4941-000-02-0000, P126708 / 4941-000-001-0000, P126713 /
 4941-000-006-0000,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: January 26, 2017

Winchelsea LLC, a Washington Limited Liability Company

BY: X Gayle R. Bushnell Manager

Gayle R. Bushnell Manager

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of King

I certify that I know or have satisfactory evidence that Gayle R. Bushnell

☒ I am the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the manager of Winchester 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: 01/27/2017

Diane L. Haugsvaer
Name: Diane L. Haugsvaer
Notary Public in and for the State of Washington
Residing at: 802 NE 60th St Seattle WA 98115
My appointment expires: 07-13-2017



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: August 29, 1962
Auditor's No(s): 625661, records of Skagit County, Washington
Executed by: A.F. Gratzner
As Follows: It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J.K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364 respectively under Auditor's File No. 596207, records of Skagit County Auditor and waive any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 18, 2007
Auditor's No.: 200706180162, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. Agreement, including the terms and conditions thereof; entered into;
By: Chaffey Homes Incorporated, a Washington corporation
And Between: Sunset View Condominium Developer LLC, a Washington limited liability company
Recorded: February 8, 2007
Auditor's No. 200702080106, records of Skagit County, Washington
Providing: Dedication of real property and grant of easements
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 8, 2007
Auditor's No(s): 200702080105, records of Skagit County, Washington
For: Temporary construction and slope
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 8, 2007
Auditor's No(s): 200702080104, records of Skagit County, Washington
For: Stormwater swale
6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is

EXHIBIT "A"

Exceptions (continued)

permitted by applicable law, as set forth in the document

Recording Date: October 17, 2007
Recording No.: 200710170080

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on THE WOODS AT SUNSET COVE.

Recording No: 200710170081

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.
10. Assessments, if any, levied by The Woods at Sunset Cove Homeowners Association.