

When recorded return to:
Daniel L. Allawatt and Sheila M. Allawatt
2306 Sundown Court Unit 202
Anacortes, WA 98221



201805300062

05/30/2018 01:36 PM Pages: 1 of 6 Fees: \$79.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033518

CHICAGO TITLE
620033518

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter J. Matuszak and Kathryn J. Matuszak, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Daniel L. Allawatt and Sheila M. Allawatt, a married couple

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

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

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

Unit 202 Bldg. C, SECOND AMENDMENT TO THE CREST AT SUNSET COVE CONDO

Tax Parcel Number(s): P117886 / 4890-003-202-0000

Subject to:


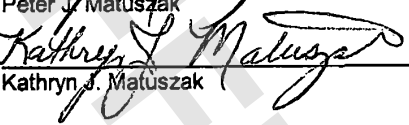
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182238
MAY 30 2018

Amount Paid \$15,669.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

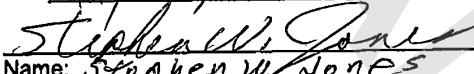
STATUTORY WARRANTY DEED
(continued)

Dated: May 22, 2018


Peter J. Matuszak

Kathryn J. Matuszak

State of ~~WASHINGTON~~ ^{SW} Arizona
County of ~~SKAGIT~~ Maricopa

I certify that I know or have satisfactory evidence that Peter J. Matuszak and Kathryn J. Matuszak are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 23, 2018

Name: Stephen W. Jones
Notary Public in and for the State of Arizona
Residing at: Maricopa County
My appointment expires: 09-19-2021

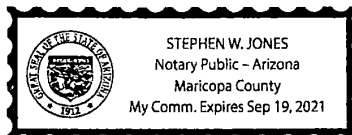


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117886 / 4890-003-202-0000

Unit C-202, "SECOND AMENDMENT TO THE CREST AT SUNSET COVE CONDOMINIUM", a condominium, according to the Survey Map and Plans thereof recorded December 20, 2006, under Auditor's File No. 200612200020, Declaration recorded May 4, 2006, under Auditor's File No. 200605040035, and any amendment(s) thereto, in Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF SUNSET COVE ESTATES:

Recording No: 20011290070

2. Agreement, including the terms and conditions thereof; entered into:
 By: The City of Anacortes, a municipal corporation
 And Between: Sunset Cove Development LLC, a Washington Limited Liability Company
 Recorded: December 30, 1999
 Auditor's No.: 199912300185, records of Skagit County, Washington
 Providing: Right to Plant and Maintain Landscaping
 Affects: Common areas of said plat

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
 Recorded: November 9, 2004
 Auditor's No(s): 200411090073, records of Skagit County, Washington
 Executed by: Sunset Cove Development Homeowners Association

Said instrument is a re-recording of instrument (s);
 Recorded: November 29, 2000
 Auditor's File No(s): 200011290069, records of Skagit County, Washington

AMENDED by instrument(s):
 Recorded: October 4, 2005
 Auditor's No(s): 200510040074, records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: November 9, 2004
 Auditor's No(s): 200411090073, records of Skagit County, Washington
 Imposed By: Sunset Cove Development Homeowners Association

Said instrument is a re-recording of instrument (s);

EXHIBIT "B"**Exceptions
(continued)**

Recorded: November 29, 2000
Auditor's File No(s): 200011290069, records of Skagit County, Washington

5. Terms set forth in Decision to issue a Preliminary Plat Permit for the Woods Sunset Cove Addition Plat and the Terms and Conditions thereof;

Recorded: January 17, 2001
Auditor's File No.: 200101170034, records of Skagit County, Washington

6. Terms, conditions, and restrictions of that instrument entitled By Laws of Sunset Cove Development Homeowner's Association;

Recording Date: January 21, 2005
Recording No.: 200501210087

7. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: May 4, 2006
Auditor's No.: 200605040035, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 26, 2006, December 20, 2006, August 4, 2009 and December 10, 2009

Auditor's No(s): 200605260013, 200612200021, 200908040051 and 200912100045
records of Skagit County, Washington

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 4, 2006
Auditor's No(s): 200605040035, records of Skagit County, Washington

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 14, 2007
Auditor's No(s): 200702140049, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Broadband Communications System

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CREST AT SUNSET COVE CONDOMINIUM:

EXHIBIT "B"**Exceptions
(continued)**

Recording No: 200605040034

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SECOND AMENDMENT TO THE CREST AT SUNSET COVE:

Recording No: 200612200020

12. City, county or local improvement district assessments, if any.
13. Liability to future assessments, if any, levied by City of Anacortes
14. Dues, charges and assessments, if any, levied by Sunset Cove Development Homeowners Association.
15. Dues, charges and assessments, if any, levied by The Crest at Sunset Cove Condominium Owners Association.