

When recorded return to:
James R. McKinney and Alexandra L. Adams
2409 Sundown Court
Anacortes, WA 98221

201807030063
07/03/2018 10:23 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: A115890

Statutory Warranty Deed

A115890

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Doe Run at Sunset Cove Estates, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James R. McKinney, an unmarried person and Alexandra L. Adams, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 1, Doe Run Condominium

Tax Parcel Number(s): P134113, 6049-000-001-0000

Unit 1, "DOE RUN CONDOMINIUM", according to Declaration recorded on January 25, 2018, under Auditor's File No. 201801250067, a re-recording of Auditor's File No. 201801190050, and Survey Map and Plans recorded under Auditor's File No. 201801250066, a re-recording of Auditor's File No. 201801190049, 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 6-29-18

Doe Run at Sunset Cove Estates, LLC

Leslie K. Freeman
By: Leslie K. Freeman, Managing Member

Michael K. Freeman
By: Michael K. Freeman, Managing Member

REAL ESTATE EXCISE TAX
20182910
JUL 03 2018

Amount Paid \$ 10,952.⁰⁰
Skagit Co. Treasurer
By Mum Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Michael K. Freeman and Leslie K. Freeman signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Managing Members of Doe Run at Sunset Cove Estates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/29/18

Edwina A. Carr
Printed Name: Edwina A. Carr
Notary Public in and for the State of Washington
Residing at Elensburg
My appointment expires: 2/19

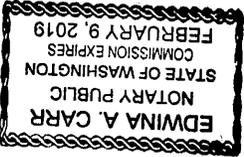


Exhibit A

EXCEPTIONS:

A. 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 Plat of Sunset Cove Estates"

B. 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 Plat of Sunset Cove Estates"

C. 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.

D. 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.

E. 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

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Plat of Sunset Cove Estates
Recorded: November 29, 2000
Auditor's No: 200011290070

G. 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

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: The Gardens at Sunset Cove Condominium
Recorded: June 1, 2007
Auditor's No.: 200706010007

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: The Gardens at Sunset Cove Condominium Phase 2
Recorded: August 4, 2009
Auditor's No.: 200908040049

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc., its successors and assigns
Recorded: February 14, 2007
Auditor's No.: 200702140049
Purpose: Right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system, etc.
Area Affected: Said premises and other property

K. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Garden Village 3 Lot Short Plat
Recorded: June 9, 2017
Auditor's No.: 201706090142

L. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: The Gardens at Sunset Cove Condominium (withdrawal of subsequent phase property)
Recorded: June 12, 2017
Auditor's No.: 201706120172

M. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: September 15, 2017
Recorded: September 21, 2017
Auditor's No.: 201709210074
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

N. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Revised Doe Run Condominium
Recorded: January 25, 2018
Auditor's No.: 201801250066

Said survey is a revision of Auditor's File No. 201801190049.

O. 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: January 25, 2018
Auditor's File No.: 201801250067

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201801190050.

P. 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.