



201905010026

05/01/2019 10:33 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:

Charles L. Peters and Sondra M. Peters
2428 Sundown Court, #302
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-1529

THE GRANTOR(S) Wanda L. Callahan, as her separate estate, 804 Sparkleberry Cove, #302, Niceville, FL 32578,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Charles L. Peters and Sondra M. Peters, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Unit 302, Building A, 'THE CREST AT SUNSET COVE CONDOMINIUM'

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): P117900 & 4890-001-302-0000

Dated: 4/15/2019

Wanda L. Callahan
Wanda L. Callahan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191609
MAY 01 2019

Amount Paid \$ 18,250.00
Skagit Co. Treasurer
By MAM Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1529-SJ

Page 1 of 6

STATE OF FLORIDA
COUNTY OF *duvalosa*

I certify that I know or have satisfactory evidence that Wanda L. Callahan is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

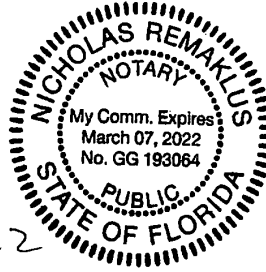
Dated: *15th* day of *May*, 2019
April

[Handwritten Signature]

Signature

Notary Public

Title



My appointment expires: *March 07, 2022*

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2428 Sundown Court, #302, Anacortes, WA 98221
Tax Parcel Number(s): P117900 & 4890-001-302-0000

Property Description:

Unit 302, Building A, "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 No. 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1529-SJ

Page 3 of 6

EXHIBIT B

19-1529-SJ

1. 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.

2. 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"

3. 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"

4. 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"

5. 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"

6. 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"

7. 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

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1529-SJ

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.

8. 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.

9. 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

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Sunset Cove Estates recorded November 29, 2000 as Auditor's File No. 200011290070.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named The Crest at Sunset Cove Condominium recorded December 20, 2006 as Auditor's File No. 200612200020.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

13. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded May 4, 2006 as Auditor's File No. 200605040035 may be contained in the bylaws adopted pursuant to said Declaration;

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

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1529-SJ

200908040051 and 200912100045.

14. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
