

**When recorded return to:**

William H. Fishfader  
Fishfader Living Trust  
309 3rd Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3805

Sep 03 2019

Amount Paid \$12376.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039306

**CHICAGO TITLE**

620039306

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donald K . Knapp, Trustee of the Donald K. Knapp Legacy Trust, dated July 17, 2009

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William H. Fishfader and Sheila M. Fishfader, Trustees of the Fishfader Living Trust, dated December 1, 2004

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

UNIT 9, DOE RUN CONDOMINIUM, ACCORDING TO THE 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 RECORDING NO. 201801250066, A RE-RECORDING OF AUDITOR'S FILE NO. 201801190049, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134121/ 6049-000-009-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 29, 2019

Donald K. Knapp Legacy Trust, dated July 17, 2009

BY: Donald K Knapp  
Donald K. Knapp  
Trustee

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that Donald K Knapp  
Donald K Knapp is/are 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 Trustee of the Donald K Knapp Legacy Trust, dated July 17, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/29/19



Deborah K Flick  
Name: Deborah K Flick  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 8/19/22

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Sunset Cove Development LLC, a Washington Limited Liability Company  
Purpose: view, landscape, pedestrian, maintenance and construction easement  
Recording Date: December 30, 1999  
Recording No.: 199912300183
  
2. Easement Agreement and the terms and conditions thereof:  
  
Recording Date: December 30, 1999  
Recording No.: 199912300185
  
3. 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 permitted by applicable law, as set forth in the document  
  
Recording Date: November 9, 2004  
Recording No.: 200411090073  
  
said instrument is a re-recording of 200011290069  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: October 4, 2005  
Recording No.: 200510040074
  
4. 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 Plat of Sunset Cove Estates:  
  
Recording No: 200001290070
  
5. Terms and conditions of ByLaws of Sunset Cove Development Homeowners Association:  
  
Recorded: January 21, 2005  
Recording No.: 200501210087

**EXHIBIT "A"**

Exceptions  
(continued)

## Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2010  
Recording No.: 201011020046

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 permitted by applicable law, as set forth in the document

Name: The Gardens at Sunset Cove Condominium  
Recording Date: June 1, 2007  
Recording No.: 200706010007

7. 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 permitted by applicable law, as set forth in the document

Name: The Gardens at Sunset Cove Condominium Phase 2  
Recording Date: August 4, 2009  
Recording No.: 200908040049

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc., its successors and assigns  
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 broadband Communications System, etc.  
Recording Date: February 14, 2007  
Recording No.: 200702140049

9. 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 Garden Village 3 Lot Short Plat:

Recording No: 201706090142

**EXHIBIT "A"****Exceptions  
(continued)**

10. 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 Gardens at Sunset Cove Condominium:
- Recording No: 201706120172
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation  
 Purpose: right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and and or distribution lines and related facilities  
 Recording Date: September 21, 2017  
 Recording No.: 201709210074
12. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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 permitted by applicable law.
- Recording Date: January 25, 2018  
 Recording No.: 201801250067
- said declaration is a re-record of 201801190050
13. 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 survey map and plans:
- Recording No: 201801250066
- said survey is a revision of 201801190049

**EXHIBIT "A"**  
Exceptions  
(continued)

14. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Doe Run Condominium.
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Anacortes.
18. Assessments, if any, levied by Doe Run Homeowners Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 18, 2019  
between William H. Fishfader Sheila M. Fishfader ("Buyer")  
Buyer Buyer  
and Donald K Knapp Legacy Trust ("Seller")  
Seller Seller  
concerning 2309 Sundown Ct Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

William H. Fishfader 8/18/19 Donald K Knapp Legacy Trust 08/19/2019  
Buyer Date Seller Date  
Sheila M. Fishfader 8/18/19 08/19/2019 4:33:26 PM PDT  
Buyer Date Seller Date