



201911150163

11/15/2019 03:36 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

When recorded return to:

Leah R. Courage and Jonathan A. Russell
2311 Sundown Court
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 15 2019

Amount Paid \$ 12450.51
By *[Signature]* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED 19-2828
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Doe Run at Sunset Cove Estates, LLC, a Washington Limited Liability Company

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Leah R. Courage and Jonathan A. Russell, 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 8, Doe Run Conbdominium

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): P134120 & 6049-000-008-0000

Dated: November 13, 2019

Doe Run at Sunset Cove Estates, LLC, a Washington Limited Liability Company

By: *[Signature]*
Leslie K. Freeman, Member

By: *[Signature]*
Michael R. Freeman, Member

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2828-KS

Page 1 of 7

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Leslie K. Freeman and Michael R. Freeman are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the 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 the instrument.

Dated: 13 ^{November} day of ~~August~~, 2019

Kim M. Smith
Signature

LOO/Notary
Title

My appointment expires: 10-6-2020

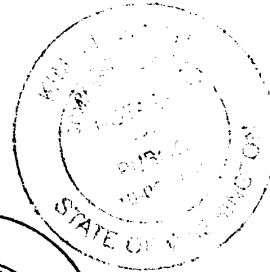
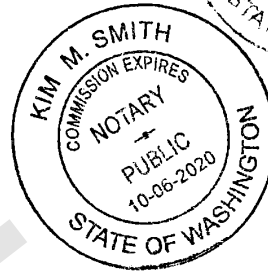


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2311 Sundown Court, Anacortes, WA 98221
Tax Parcel Number(s): P134120 & 6049-000-008-0000

Property Description:

Unit 8, "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.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2828-KS

Page 3 of 7

EXHIBIT B

19-2828-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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"

Statutory Warranty Deed
LPB 10-05

11. 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"

12. 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.

13. 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.

14. 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

15. 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

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".

16. Terms and conditions of ByLaws of Sunset Cove Development Homeowners Association recorded January

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2828-KS

Page 5 of 7

21, 2005 under Auditor's File No. 200501210087.

Above Bylaws have been amended:

Recorded: November 2, 2010
Auditor's No.: 201011020046

17. 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

18. 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

19. 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

20. 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

21. 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

22. EASEMENT AND PROVISIONS THEREIN:

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2828-KS

Page 6 of 7

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.

23. 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.

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".

24. 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.

25. 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. 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"