

**When recorded return to:**

Karen Kay Fryer  
2421 Sundown Court  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-536

Feb 08 2021

Amount Paid \$10230.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046025

**CHICAGO TITLE**  
**620046025**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Geoffrey W. Mount and Trinkia J. Mount, 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 Karen Kay Fryer, an unmarried woman

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

Unit 2421, Building A, "THE GARDENS AT SUNSET COVE CONDOMINIUM", a condominium, as  
per the Survey Map and Plans thereof recorded June 1, 2007, under Auditor's File No.  
200706010007, and as identified in that certain Declaration of Condominium recorded June 1,  
2007, under Auditor's File No. 200706010008, and any Amendments thereof. records of Skagit  
County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126165 / 4926-000-421-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 1, 2021

Geoffrey W. Mount

Trinka J. Mount

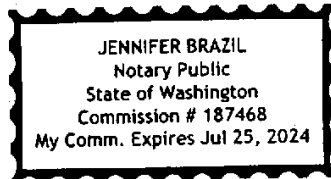
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Geoffrey W. Mount and Trinka J. Mount  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 2-5-2021



Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

## EXHIBIT "A"

### 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: 200011290070
  
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  
Recording+ 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 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: November 29, 2000  
Recording No.: 200011290069, records of Skagit County, Washington  
Executed by: Sunset Cove Development Homeowners Association  
  
AMENDED by instrument(s):  
  
Recording No.: 200411090073  
Recording No.: 200510040074
  
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 29, 2000  
Recording No.: 200011290069, records of Skagit County, Washington  
Imposed By: Sunset Cove Development Homeowners Association
  
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  
Recording No.: 200101170034, records of Skagit County, Washington

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

6. Terms, conditions, and restrictions of that instrument entitled By Laws of Sunset Cove Development Homeowners Association;  
Recorded: January 21, 2005  
Recording No.: 200501210087, records of Skagit County, Washington
7. Certificate of Incorporation and Articles of Incorporation;  
Recorded: September 14, 2004  
Recording No.: 200409140129, records of Skagit County, Washington
8. 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: June 1, 2007  
Recording No.: 200706010008, records of Skagit County, Washington

**AMENDED by instrument(s):**

Recording No.: 200908040050  
 Recording No.: 201310070171  
 Recording No.: 201612200041  
 Recording No.: 201705160108  
 Recording No.: 201706120173

**Assignment of Special Declaration Rights and Development Rights.**

Recording No.: 201706010066

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: June 1, 2007  
Recording No.: 200706010008, records of Skagit County, Washington  
Imposed By: The Gardens at Sunset Cove Condominium Owners Association
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 GARDENS AT SUNSET COVE CONDOMINIUM:

Recording No.: 200706010007

**EXHIBIT "A"**

**Exceptions  
(continued)**

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 THE GARDENS AT SUNSET COVE CONDOMINIUM PHASE 2:

Recording No: 200908040049

12. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: June 9, 2017  
Recording No.: 201706090142

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2021.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by The Garden at Sunset Cove Condo Association.
17. Dues, charges and assessments, if any, levied by Sunset Cove Development Homeowners Association.
18. Liability to future assessments, if any, levied by City of Anacortes.

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 JANUARY 7, 2021  
between KAREN KAY FRYER ("Buyer")  
and Geoffrey W Mount ("Seller")  
concerning 2421 Sundown Ct Anacortes WA 98221 (the "Property")

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.

Karen Kay Fryer 1/7/21  
Buyer Date

Buyer

Date

Authentication  
Geoffrey W Mount 01/01/2021  
01/07/2021 12:13:16 PM PST Date

Authentication  
Trinka J Mount 01/01/2021  
01/07/2021 12:03:16 PM PST Date

Date