

When recorded return to:

Richard A. Farr and Kerry L. Fitz-Gerald
2317 Sundown Court
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049663

CHICAGO TITLE
620049663

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alyeska Real Estate, LLC, A Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard A. Farr and Kerry L. Fitz-Gerald, a married couple

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

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

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

UNIT 6, DOE RUN CONDOMINIUM, A CONDO., REC NO. 201801250066

Tax Parcel Number(s): P134118 / 6049-000-006-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4879

Oct 22 2021

Amount Paid \$15107.20

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 20, 2021

Alyeska Real Estate, LLC, A Washington Limited Liability Company

BY: *Jeff Hendricks*
Jeff Hendricks Member

BY: *Linda Hendricks*
Linda Hendricks Member

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jeff Hendricks and Linda Hendricks
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 Members of Alyeska Real Estate to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 21, 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"
Legal Description

For APN/Parcel ID(s): P134118 / 6049-000-006-0000

UNIT 6, DOE RUN CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF 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, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Recording No. 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

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,

EXHIBIT "B"

Exceptions
(continued)

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

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 Recording No. 201801190050

13. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Doe Run Condominium.

EXHIBIT "B"

Exceptions
(continued)

14. 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 Recording No. 201801190049

15. Assessments, if any, levied by City of Anacortes.
16. City, county or local improvement district assessments, if any.