

When recorded return to:

Kenneth Lee Pine and Beth Ellen Pine  
2409 Sundown Court  
~~Anacortes, WA 98221~~\_\_\_\_\_

GNW 22-15801

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James R. McKinney and Alexandra L. McKinney, who acquired title as Alexandra L. Adams, a married couple,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kenneth Lee Pine and Beth Ellen Pine, 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 1, Doe Run 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): P134113/6049-000-001-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221685

Apr 22 2022

Amount Paid \$15570.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15081-KS

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Dated: April 18, 2022

[Signature]  
James R. McKinney

[Signature]  
Alexandra L. McKinney

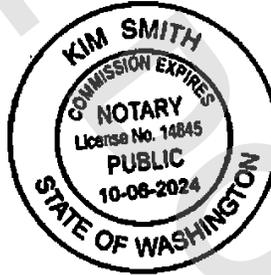
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James R. McKinney and Alexandra L. McKinney are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Kim Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2409 Sundown Court, Anacortes, WA 98221  
Tax Parcel Number(s): P134113/6049-000-001-0000

**Property Description:**

Unit 1, "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.

Situate in the County of Skagit, State of Washington

**EXHIBIT B**

22-15081-KS

1. 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"

2. 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"

3. 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.

4. 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.

5. 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

6. 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

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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".

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

Above Bylaws have been amended:

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

8. 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

9. 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

10. 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

11. 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

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS

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**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

**13. EASEMENT AND PROVISIONS THEREIN:**

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.

**14. 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.

15. 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.

16. 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.