

**When recorded return to:**

Laszlo Istvan Navradszky and Darlene Hayward  
Navradszky  
1415 Commercial Ave 147  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235319

Jan 27 2023

Amount Paid \$8850.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053369

**CHICAGO TITLE**

620053369

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Anadupe 7 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 Laszlo Istvan Navradszky and Darlene Hayward Navradszky,  
husband and wife

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.)

Condo: Unit A-2, Elevation 31, A Condo

Tax Parcel Number(s): P135925 6092-000-002-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 25, 2023

Anadupe 7 LLC  
A Washington Limited Liability Company

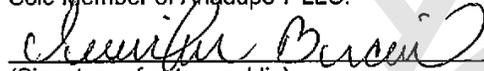
BY: 

David B. Irwin  
Sole Member of Irwin Development Group, LLC  
It's Manager

State of Washington

County of Skagit

This record was acknowledged before me on January 26, 2023 by David B. Irwin as  
Sole Member of Anadupe 7 LLC.

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P135925 6092-000-002-0000**

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UNIT A-2, ELEVATION 31, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED JANUARY 13, 2022, UNDER RECORDING NO. 202201130024, AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS RECORDED JANUARY 13, 2022 UNDER RECORDING NO. 202201130025, AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Stewart's First Addition to the City of Anacortes:

Recording No: Volume 2 of Plats, Page 14

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Nelson's Addition to Anacortes, Wash.:

Recording No: Volume 2, Page 102

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

Granted to: Comcast of Washington IV, Inc.  
Purpose: Broadband Communications System  
Recording Date: January 18, 2005  
Recording No.: 200501180108

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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:

Recording No: 200811140002

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Boundary Line Adjustment:

**EXHIBIT "B"**Exceptions  
(continued)

Recording No: 202106170080

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

Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: October 28, 2021  
 Recording No.: 202110280253

7. 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 13, 2022  
 Recording No.: 202201130024

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 9, 2022  
 Recording No.: 202208090027

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Elevation 31, Condo.:

Recording No: 202201130025

and Re-Recording Date: June 22, 2022  
 and Re-Recording No.: 202206220037  
 Reason: To correct addresses

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Anacortes.

**EXHIBIT "B"**

Exceptions  
(continued)

11. Dues, Charges and/or Assessments, if any, levied by Elevation 31 Condo Homeowners Association.