

When recorded return to:

Alexander H. Fulwiler and Megan B. Fulwiler  
2606 Washington Boulevard  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237985

Sep 08 2023

Amount Paid \$18907.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-18938

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Dane Armstrong and Jacquelyn J. Armstrong, Trustees of Dane and Jackie J. Armstrong  
Revocable Trust dated August 31, 2016, PO Box 1320, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Alexander H. Fulwiler and Megan B. Fulwiler, 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: Property 1:  
Lot 22, PLAT OF WASHINGTON PARK ESTATES

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): P117648

Dated: 9-7-2023

Dane and Jackie J. Armstrong Revocable Trust dated August 31, 2016

By: [Signature]  
Dane Armstrong, Trustee

By: [Signature]  
Jacquelyn J. Armstrong, Trustee

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 7<sup>th</sup> day of September, 2023 by Dane Armstrong and Jacquelyn J. Armstrong, Trustees of Dane and Jackie J. Armstrong Revocable Trust dated August 31, 2016.

[Signature]  
Signature

Notary Public  
Title

My commission expires: 6/19/25



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

Property Address: 2606 Washington Boulevard, Anacortes, WA 98221  
Tax Parcel Number(s): P117648

**Property Description:**

Lot 22, PLAT OF WASHINGTON PARK ESTATES, as per plat recorded under Auditor's File No. 200011290068, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18938-KM

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**EXHIBIT B**

23-18938-KM

**9. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

From: Walton Lumber Company Recorded: August 29, 1962 Auditor's No: 625661

**10. 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: Washington Park Estates Recorded: November 29, 2000 Auditor's No: 200011290068

1. Abandonment and relinquishment of common easements affecting Lots 15, 16, 27 and 28, recorded June 25, 2001 as Auditors File No. 200106250150.

**11. 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: 200411090072 Executed by: Sunset Cove Development, L.L.C. Said instrument is a re-recording of instrument recorded under Auditor's File No. 200011290067. Said covenants make several references to an Exhibit "A" that was not attached to the recorded copy.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT: Declaration Dated: May 30, 2001 Recorded: May 30, 2001 Auditor's No: 200105300157

**12. Terms and provisions contained in Bylaws of Sunset Cove Development Homeowners Association recorded January 21, 2005 under Auditor's File No. 200501210087.**

Said Bylaws were amended on November 2, 2010 under Auditor's File No. 201011020046.

**13. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Kent Van Egdom and Anna Van Egdom, husband and wife

Recorded: October 7, 2011

Auditor's No.: 201110070076

Regarding: Skagit County Right to Farm Ordinance

**14. Any tax, fee, assessments or charges as may be levied by Sunset Cove Development Homeowners Association.****15. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.**