

**CAP SANTE COTTAGES,
A CONDOMINIUM**
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH,
RANGE 2 EAST, W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED 20250430040
LOTS 1A AND 1A, BLOCK 1, ALIENATED PLAT OF SHANKON'S FIRST ADDITION TO THE CITY OF ANACORTES, * AS PER
PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY
DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED CAP SANTE
COTTAGES, A CONDOMINIUM, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST
CONDOMINIUM ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY
LAW AND THE DECLARATION FOR CAP SANTE COTTAGES, A CONDOMINIUM, RECORDED UNDER SKAGIT COUNTY
AUDITOR'S FILE NO. 135412525

DECLARANTS:

CAP SANTE COTTAGES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

[Signature]
MICHAEL T. SMITH, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF Washington ss
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL SMITH SIGNED THIS INSTRUMENT AS A
MEMBER OF CAP SANTE COTTAGES LLC AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE
INSTRUMENT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 9/25/2025

SIGNATURE: Dayana Lopez
PRINT NAME: Dayana Lopez
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SEASIDE
MY APPOINTMENT EXPIRES: 9/11/2028



ACKNOWLEDGMENT

STATE OF Washington ss
COUNTY OF SKAGIT
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEREK RUFFNER WHO PROVED TO ME
THROUGH SATISFACTORY EVIDENCE OF IDENTIFICATION, THAT HE WAS THE SURVEYOR AND THE PERSON WHOSE
CONTENTS OF THE DOCUMENT ARE TRUTHFUL AND ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
DATED: 9/25/2025

SIGNATURE: Derek Ruffner
PRINT NAME: Derek Ruffner
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SEASIDE
MY APPOINTMENT EXPIRES: 9/11/2028



LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
LAND SURVEYING ACT, CHAPTER 92A, RCW, AS AMENDED, AND THE PROFESSIONAL LAND SURVEYOR MEMBER
17, 2025. I HEREBY CERTIFY THAT THIS MAP FOR CAP SANTE COTTAGES, A CONDOMINIUM IS BASED UPON AN
ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY
DETERMINED BY ME OR UNDER MY DIRECTION, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT
DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE
DETERMINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

[Signature] 9/25/2025
DEREK RUFFNER DATE

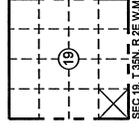
REGISTRATION #2101325



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DEREK RUFFNER, THIS 15 DAY OF September, 2025,
AT 01 MINUTES PAST 4 P.M. AND RECORDED IN VOL. 1 OF CONDOMINIUMS,
PAGE(S) 1 RECORDS OF SKAGIT COUNTY, WASHINGTON.

[Signature]
AUDITOR SKAGIT COUNTY
[Signature] DEPUTY COUNTY AUDITOR



**CAP SANTE COTTAGES,
A CONDOMINIUM**

SCALE: 1" = 1/4"	SHEET:
DRAWN BY: JDB/25	S-1
REVIEWED BY: DMR	S.T.R. INDEX
FBI: 25-213	5W 1/4 SW 1/4
JOB#:	516-156492E

HARMSEN
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: (360) 398-0199

