

UNOFFICIAL

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Stephanie Johnson O'Day  
Attorney at Law  
PO Box 2112  
Friday Harbor, WA 98250

**STATUTORY WARRANTY DEED**

GUARDIAN NORTHWEST TITLE CO.

106434  
Coho Northwest LLC, a Washington limited liability company

Grantor: Winchelsea, LLC, a Washington limited liability company

Grantee: Pm. of the SW 1/4 of the SE 1/4 of S21, T35N, R1E, W.M., in Skagit County, Washington.

Description: Complete legal description on Exhibit A.

Assessor's Tax Parcel ID#: P60647, P60655, P130815, P130816  
P126708, P126709, P126711, P126712, P126713, P126719, P126720, P126731, P126732

Reference # (If applicable): N/A



STATUTORY WARRANTY DEED

THE GRANTOR, COHO NORTHWEST LLC, a Washington limited liability company, pursuant to WAC 458-61A-211(2)(c) (mere change in identity-wholly owned subsidiary), conveys and warrants to Winchelsea, LLC, a Washington limited liability company, a 100% undivided interest in the real property situated in Skagit County, Washington, legally described on Exhibit A attached hereto, subject to covenants, conditions and restrictions of record as set forth in attached Exhibit B, which is incorporated herein by this reference as though fully set forth.

DATED: August 13, 2013

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20133419  
AUG 23 2013

Amount Paid \$  
Skagit Co. Treasurer  
Deputy  
By M6

STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

By:

Nels Strandberg, Member Manager

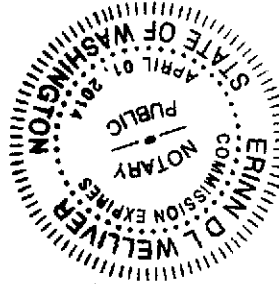
By:

Tim Starkovich, Manager

Coho Northwest LLC, a Washington  
Limited Liability Company

Dated this 13 day of August, 2013.

I certify that I know or have satisfactory evidence that Nels Strandberg is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as Member Manager of Coho Northwest LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



*Erin D. Welliver*  
(Signature of Notary)  
Erin D. Welliver  
(Legibly Print or Stamp Name of Notary)  
Notary public in and for the state of Washington,  
residing at Proctor WA  
My appointment expires 4/1/2014



**STATUTORY WARRANTY DEED**

THE GRANTOR, COHO NORTHWEST LLC, a Washington limited liability company, pursuant to WAC 458-61A-211(2)(c) (mere change in identity-wholly owned subsidiary), conveys and warrants to Winchelsea, LLC, a Washington limited liability company, a 100% undivided interest in the real property situated in Skagit County, Washington, legally described on Exhibit A attached hereto, subject to covenants, conditions and restrictions of record as set forth in attached Exhibit B, which is incorporated herein by this reference as though fully set forth.

DATED: August 13, 2013

Coho Northwest LLC, a Washington  
Limited Liability Company

By:

Tim Starkovich, Manager

By:

Nels Strandberg, Member Manager

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that Nels Strandberg is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as Member Manager of Coho Northwest LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this \_\_\_\_\_ day of August, 2013.

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,  
residing at \_\_\_\_\_

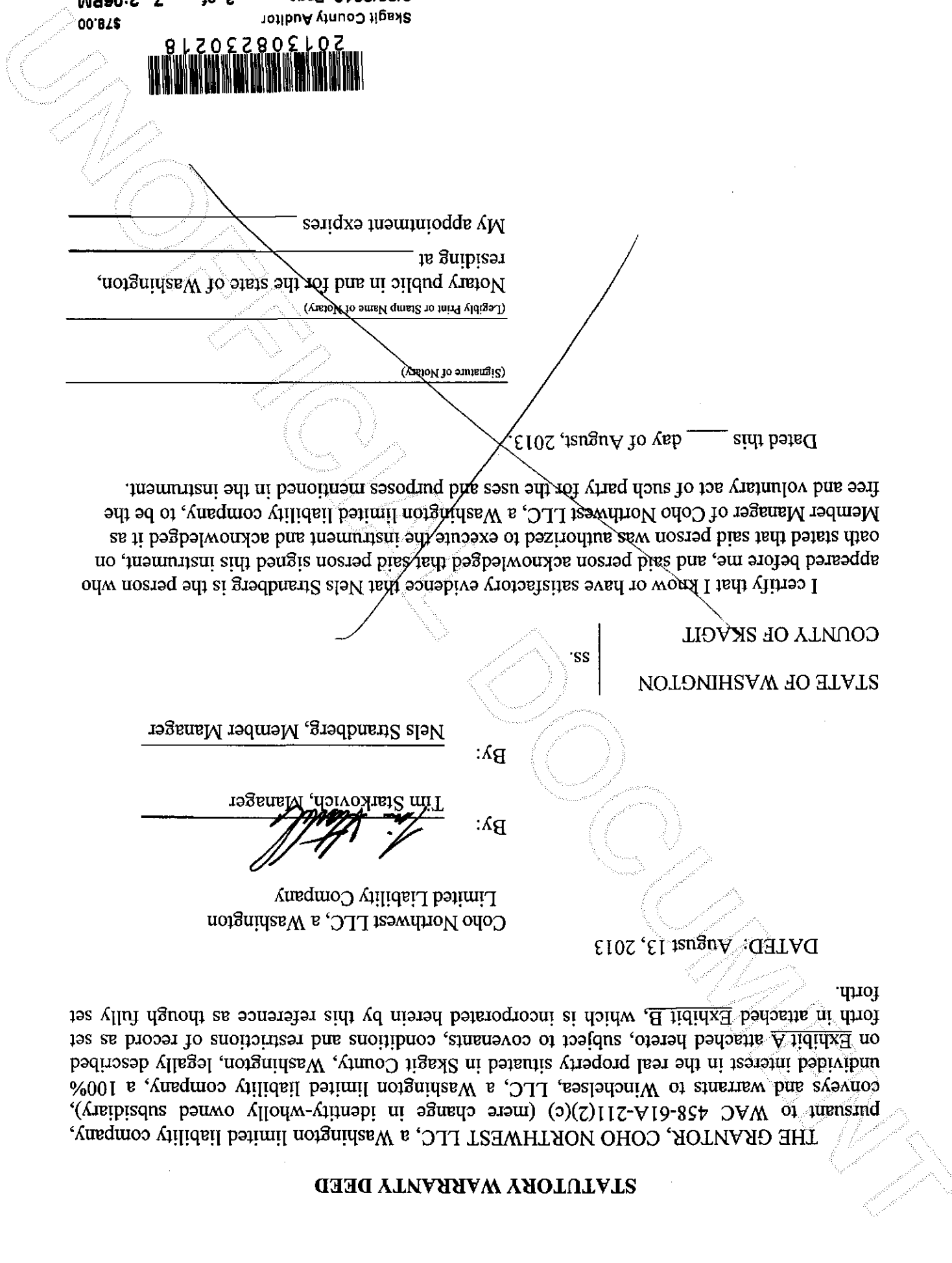
My appointment expires \_\_\_\_\_



201308230218

Skagit County Auditor

\$78.00

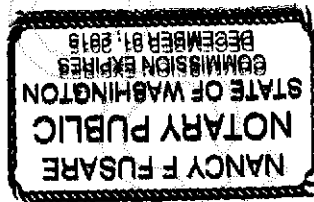


STATE OF WASHINGTON  
COUNTY OF SAN JUAN

SS.

I certify that I know or have satisfactory evidence that Tim Starkovich is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as Manager of Coho Northwest LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 14 day of August, 2013.



*Nancy F. Fusare*  
(Signature of Notary)  
NANCY F. FUSARE

(Legibly Print or Stamp Name of Notary)  
Notary public in and for the state of Washington,  
residing at *Andrey Berez*  
My appointment expires 12/31/2015



EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 4, 5, 6, 12, 13, 24 and 25 in the Plat of The Woods at Sunset Cove, recorded on October 17, 2007, under Skagit County Auditor's File No. 200710170081, situated in the southwest quarter of the southeast quarter of Section 21, Township 35 North, Range 1 East, W.M., in Skagit County, Washington.

AND ALSO the following four properties:

LOT 5 AND THE WEST 11 FEET OF LOT 4, BLOCK 10, PLAT OF WOODS ADDITION TO ANACORTES, RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#200805190128

LOT 3 AND 4, BLOCK 10, PLAT OF WOODS ADDITION TO ANACORTES, RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#200805190128

LOT 2 AND THE WEST 22 FEET OF LOT 3, BLOCK 10, PLAT OF WOODS ADDITION TO ANACORTES, RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#200805190128

LOT 4, BLOCK 9, PLAT OF WOODS ADDITION TO ANACORTES, RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.



**EXHIBIT B**

**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN DEED:**

Executed by: Walton Lumber Company  
Recorded: August 29, 1962  
Auditor's No.: 625661

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Chaffey Homes Incorporated  
Recorded: February 8, 2007  
Auditor's No.: 200702080104  
Purpose: Storm water drainage swale and associated drainage features

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: February 8, 2007  
Auditor's No.: 200702080106  
Purpose: See document attached

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: June 7, 2007  
Recorded: June 18, 2007  
Auditor's No.: 200706180162  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

**E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: October 17, 2007  
Auditor's No.: 200710170080  
Executed By: Chaffey North LLC  
Affects: Parcel "A"

**F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Name: The Woods at Sunset Cove  
Recorded: October 17, 2007  
Auditor's No.: 200710170081  
Affects: Parcel "A"



201308230218

Skagit County Auditor

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey  
Recorded: May 19, 2008  
Auditor's No.: 200805190128  
Affects: Parcels "B", "C" and "D"

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes  
And: Chaffey Homes  
Dated: November 7, 2007  
Recorded: November 15, 2007  
Auditor's No.: 200711150055  
Regarding: Latecomer's Agreement



201308230218

OFFICIAL DOCUMENTS