



201506180047

When recorded return to:
Nicholas Pearson, Melisa Pearson and Michael Greener
2607 Washington Boulevard
Anacortes, WA 98221

Skagit County Auditor

\$75.00

6/18/2015 Page

1 of

4

1:53PM

Recorded at the request of:
Guardian Northwest Title
File Number: A108212

Statutory Warranty Deed

A108212-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert Andrew Scott and Jennifer Jan Scott, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas Pearson and Melisa Pearson, husband and wife and Michael Greener, a married man the following described real estate, situated in the County of Skagit, State of Washington

*as his sole and separate property

Abbreviated Legal:

Lot 11 Washington Park Estates

Tax Parcel Number(s): P117637, 4770-000-011-0000

Lot 11, "PLAT OF WASHINGTON PARK ESTATES", as per plat recorded November 29, 2000 under Auditor's File No. 200011290068, records of Skagit County, Washington.

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 "A" attached hereto

Dated 5/08/2015

Robert Andrew Scott

Jennifer Jan Scott

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152258
JUN 18 2015

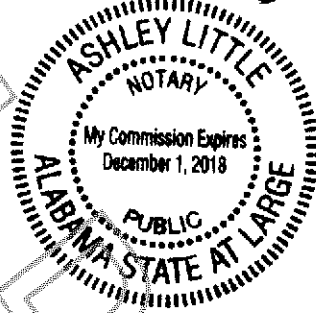
Amount Paid \$ 7,392.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATE OF Alabama
COUNTY OF Montgomery } SS:

I certify that I know or have satisfactory evidence that Robert Andrew Scott and Jennifer Jan Scott, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-19-15

Ashtley Little Jitter
Printed Name: Ashtley Little
Notary Public in and for the State of Alabama
Residing at 7956 Vaughn rd. Montg.
My appointment expires: 12-1-18



UNOFFICIAL DOCUMENT

EXHIBIT A

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

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

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Washington Park Estates
Recorded: November 29, 2000
Auditor's No: 200011290068

C. 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

D. 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.

E. 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: Survey
Recorded: August 10, 2011
Auditor's No.: 201108100006

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Michael P. Brent
Recorded: September 10, 2014
Auditor's No. 201409100051
Purpose: Maintenance and repair of fence
Area Affected: The East 50' of the North 1'