

201807120062
07/12/2018 03:20 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Gary L. Jezek and Marian E. Jezek
P.O. Box 519
Coupeville WA 98239

Recorded at the request of:
Guardian Northwest Title
File Number: A116157

Statutory Warranty Deed A116157
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Heather MacPhail, an unmarried person, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary L. Jezek and Marian E. Jezek, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 2303, Building B, Gardens at Sunset Cove Condo Phase 2

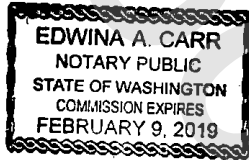
Tax Parcel Number(s): P129863, 4989-000-303-0000

Unit 2303, Building B, "THE GARDENS AT SUNSET COVE, CONDOMINIUM, PHASE 2," as per Survey Map and Set of Plans recorded August 4, 2009, under Auditor's File No. 200908040049 and as identified in the Declaration of Condominium as recorded June 1, 2007, under Auditor's File No. 200706010008, and in the First Amendment to Declaration as recorded August 4, 2009, under Auditor's File No. 200908040050, and any amendments thereafter, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of 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 07-11-18
Heather MacPhail
Heather MacPhail

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183037
JUL 12 2018
Amount Paid \$ 8905.00
Skagit Co. Treasurer
By [Signature] Deputy



STATE OF Washington }
COUNTY OF Skagit } SS: -

I certify that I know or have satisfactory evidence that Heather MacPhail, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-11-18

[Signature]
Printed Name: Edwina A. Carr
Notary Public in and for the State of Washington
Residing at Wellensburg
My appointment expires: 2/9/19

Exhibit A

EXCEPTIONS:

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.

"Affects Tract A common area"

B. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

"Affects Tract A common area"

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Sunset Cove Development LLC, a Washington Limited Liability Company ("SCDLLC")
Dated:	December 27, 1999
Recorded:	December 30, 1999
Auditor's No:	<u>199912300183</u>
Purpose:	View, Landscape, Pedestrian, Maintenance and Construction Easement
Area Affected:	Portion South 15 acres of Government Lot 2, Section 21, Township 35 North, Range 1 East, W.M.

D. Terms and conditions of Easement Agreement between the City of Anacortes and Sunset Cove Development, LLC, a Washington Limited Liability Company, as recorded December 30, 1999, under Auditor's File No. 199912300185.

E. 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.:	<u>200411090073</u>
Executed By:	Sunset Cove Development, L.L.C.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200011290069.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

F. 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: Plat of Sunset Cove Estates
Recorded: November 29, 2000
Auditor's No: 200011290070

G. Terms and conditions of ByLaws of Sunset Cove Development Homeowners Association recorded January 21, 2005 under Auditor's File No. 200501210087.

Above Bylaws have been amended:

Recorded: November 2, 2010
Auditor's No.: 201011020046

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

Recorded: June 1, 2007
Auditor's No.: 200706010008

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: August 4, 2009, October 7, 2013, December 20, 2016,
May 16, 2017 and June 12, 2017
Auditor's Nos.: 200908040050, 201310070171, 201612200041,
201705160108 and 201706120173

Terms and Conditions of Assignment of Special Declarant Rights and Development Rights recorded June 1, 2017, under Auditor's File No. 201706010066.

I. Any tax, fee, assessments or charges as may be levied by Sunset Cove Development Homeowners Association and The Gardens at Sunset Cove Condominium Owners Association.

J. 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: The Gardens at Sunset Cove Condominium
Recorded: June 1, 2007
Auditor's No.: 200706010007

K. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS

Declaration Dated:
Recorded:
Auditor's No.:

October 4, 2005
October 4, 2005
200510040074

AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: The Gardens at Sunset Cove Condominium Phase 2
Recorded: August 4, 2009
Auditor's No.: 200908040049

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc., its successors and assigns
Recorded: February 14, 2007
Auditor's No.: 200702140049
Purpose: Right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system, etc.

M. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: The Gardens at Sunset Cove Condominium (Withdrawal of Subsequent Phase Property)
Recorded: June 12, 2017
Auditor's No.: 201706120172