

When recorded return to:
Gregory M. Maxwell and Colleen D. Maxwell
2710 Strom Place
Anacortes, WA 98221



20181160115

11/16/2018 03:28 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036298

CHICAGO TITLE
620036298

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shannon A. Llenza and Michael S. Llenza, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Gregory M. Maxwell and Colleen D. Maxwell, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 9, THE WOODS AT SUNSET COVE, according to the plat thereof, recorded October 17,
2007, under Auditor's File No. 200710170081, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126716 / 4941-000-009-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 5082

NOV 16 2018

Amount Paid \$ *10,311.20*
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 13, 2018

Shannon A. Lienza
Shannon A. Lienza

Michael S. Lienza
Michael S. Lienza

State of Washington
County of King

I certify that I know or have satisfactory evidence that Shannon A. Lienza and Michael S. Lienza (are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-15-2018

Michael D. Van Wagner
Name: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodinville
My appointment expires: 5-1-2021

MICHAEL D. VAN WAGNER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 05-01-2021

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
 Recorded: August 29, 1962
 Auditor's No(s): 625661, records of Skagit County, Washington
 Executed by: A.F. Gratzer
 As Follows: It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J.K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364 respectively under Auditor's File No. 596207, records of Skagit County Auditor and waiver any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: August 18, 2007
 Auditor's No.: 200706180162, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances

3. Agreement, including the terms and conditions thereof; entered into;
 By: Chaffey Homes Incorporated, a Washington corporation
 And Between: Sunset View Condominium Developer LLC, a Washington limited liability company
 Recorded: February 8, 2007
 Auditor's No. 200702080106, records of Skagit County, Washington
 Providing: Dedication of real property and grant of easements

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 8, 2007
 Auditor's No(s): 200702080105, records of Skagit County, Washington
 For: Temporary construction and slope

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 8, 2007
 Auditor's No(s): 200702080104, records of Skagit County, Washington
 For: Stormwater swale

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is

EXHIBIT "A"

Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: October 17, 2007
Recording No.: 200710170080

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on THE WOODS AT SUNSET COVE:

Recording No: 200710170081

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.
10. Assessments, if any, levied by The Woods at Sunset Cove Homeowners Association.