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When recorded return to: John L Okerman Okerman Living Trust, dated January 25, 2012 2306 Sundown Court Unit 101 Anacortes, WA 98221

11/19/2018 03:31 PM Pages: 1 of 6 Fees: \$104.00 Skagit County Auditor

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620036331

CHICAGO TITLE 02003673/

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dorothy L. Zuvela, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to John L. Okerman and Leslie G. Okerman, Trustees of the Okerman Living Trust, dated January 25, 2012

the following described real estate, situated in the County of Skagit, State of Washington:

Unit C-101, THE CREST AT SUNSET COVE CONDOMINIUM, a condominium, according to the Declaration thereof recorded May 4, 2006, under Auditor's File Number 200605040035, and amended by instruments recorded May 26, 2006 and December 20, 2006 under Auditor's File No. 200605260013 and 200612200021, records of Skagit County, Washington And Survey Map and Plans thereof recorded December 20, 2006, under Auditor's File Number 200612200020, records of Skagit County Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117883 / 4890-003-101-0000.

Subject to:

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

NOV 1 9 2018 Amount Paid \$ 12,020

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

Skagit Co. Treasurer By Cheam Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 5, 2018

state of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Norothy L. Zuvela

(is/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: NWEM DEV (4.2016

Name Notary Public in and for the State of AYISAMAResiding at: 11 LIVE TOP

My appointment expires!

JANA K QUINN **Notary Public** State of Washington My Commission Expires June 29, 2019

EXHIBIT "A"

Exceptions

 Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building

setback lines, notes and statements, 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 PLAT OF SUNSET COVE ESTATES:

Recording No: 20011290070

2. Agreement, including the terms and conditions thereof; entered into:

By: The City of Anacortes, a municipal corporation

And Between: Sunset Cove Development LLC, a Washington Limited Liability Company

Recorded: December 30, 1999

Auditor's No.: 199912300185, records of Skagit County, Washington

Providing: Right to Plant and Maintain Landscaping

Affects: Common areas of said plat

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: November 9, 2004

Auditor's No(s).: 200411090073, records of Skagit County, Washington Executed by: Sunset Cove Development Homeowners Association

Said instrument is a re-recording of instrument (s);

Recorded: November 29, 2000

Auditor's File No(s).:200011290069, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: October 4, 2005

Auditor's No(s).: 200510040074, records of Skagit County, Washington

 Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 9, 2004

Auditor's No(s).: 200411090073, records of Skagit County, Washington Imposed By: Sunset Cove Development Homeowners Association

Said instrument is a re-recording of instrument (s);

EXHIBIT "A"

Exceptions (continued)

Recorded: November 29, 2000

Auditor's File No(s).:200011290069, records of Skagit County, Washington

5. Terms set forth in Decision to issue a Preliminary Plat Permit for the Woods Sunset Cove

Addition Plat and the Terms and Conditions thereof;

Recorded: January 17, 2001

Auditor's File No.: 200101170034, records of Skagit County, Washington

 Terms, conditions, and restrictions of that instrument entitled By Laws of Sunset Cove Development Homeowner's Association;

Recording Date: January 21, 2005 Recording No.: 200501210087

7. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: May 4, 2006

Auditor's No.: 200605040035, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 26, 2006, December 20, 2006, August 4, 2009 and December 10,

2009

Auditor's No(s).: 200605260013, 200612200021, 200908040051 and 200912100045

records of Skagit County, Washington

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

covenants, and provisions thereof, disclosed in instrumer

Recorded: May 4, 2006

Auditor's No(s).: 200605040035, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 14, 2007

Auditor's No(s).: 200702140049, records of Skagit County, Washington

In favor of: Comcast of Washington IV, Inc. For: Broadband Communications System

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CREST AT SUNSET COVE CONDOMINIUM:

EXHIBIT "A"

Exceptions (continued)

Recording No: 200605040034

 Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building

setback lines, notes and statements, 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 SECOND AMENDMENT TO THE CREST AT SUNSET COVE:

Recording No: 200612200020

- 12. City, county or local improvement district assessments, if any.
- 13. Liability to future assessments, if any, levied by City of Anacortes
- 14. Dues, charges and assessments, if any, levied by Sunset Cove Development Homeowners Association.
- Dues, charges and assessments, if any, levied by The Crest at Sunset Cove Condominium Owners Association.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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The followi	ing is part of the Purchase and S	ale Agreement dated	September 22, 201	<u> </u>
between	Okerman Living Trust			("Buyer")
	Buyer	Buyer		` ` , ,
and	Dorothy L Zuvela			("Seller")
	Seller	Seller		(
concerning	2306 Sundown Court	Anacortes	WA 98221	(the "Property")
	Address	City	State Zip	_(

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural-land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpilling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Leslie G Okerman	09/22/2018	Das	Ather Brown	elihulk
10:36:00 AM POT	Date	Seller	7//	Date
Avihantisser John L Cherman	09/22/2018			
10:38:33 AM POT	Date	Seller		Date