

201909300219  
09/30/2019 02:24 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

When recorded return to:

Jeff Hendricks and Linda Hendricks  
2306 SUNDOWN COURT UNIT 302  
ANACORTES, WA 98221

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy C. LeClair and Vicky C. LeClair, husband and wife, **GUARDIAN NORTHWEST TITLE CO.**

19-2957

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jeff Hendricks and Linda Hendricks, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Unit C-302, THE CREST AT SUNSEST COVE CONDOMINIUM

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 "B" attached hereto

Tax Parcel Number(s): P117888 & 4890-003-302-0000

Dated: September 25, 2019.

Timothy C. LeClair  
Timothy C. LeClair

Vicky C. LeClair  
Vicky C. LeClair

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 4243

SEP 30 2019

Amount Paid \$ 19,798.60

Skagit Co. Treasurer  
By HB Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF Skagit

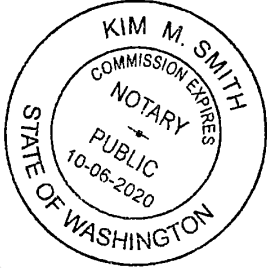
I certify that I know or have satisfactory evidence that Timothy C. LeClair and Vicky C. LeClair are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 25 day of September, 2019

Kim M. Smith  
Signature

notary  
Title

My appointment expires:  
10-6-2020



UNOFFICIAL DOCUMENT

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2306 Sundown Court, Unit 302, Anacortes, WA 98221  
Tax Parcel Number(s): P117888 & 4890-003-302-0000

Property Description:

Unit C-302, "THE CREST AT SUNSET COVE CONDOMINIUM", a condominium, according to the Declaration thereof recorded May 4, 2006, under Auditor's File No. 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 May 4, 2006 as Auditor's File No. 200605040034 and amended by Survey Map and Plans recorded December 20, 2006, under Auditor's File No. 200612200020, records of Skagit County, Washington.

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**EXHIBIT B**

19-2957-KS

**1. RESERVATIONS CONTAINED IN DEED**

Executed by: P. E. Nelson and Ethel R. Nelson, husband and wife  
Recorded: May 22, 1913  
Auditor's No: 96724  
As Follows:

"Reserving the right to plat streets and alleys across said right-of-way when above described lands are platted."

Affects that portion of said premises lying within railway right-of-way.

2. 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"

3. 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"

4. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State", approved March 9, 1893.

"Affects Tract A common area"

5. Right of the State of Washington or any Grantee or Lessee thereof, upon paying reasonable compensation, to acquire right-of-way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands.

"Affects Tract A common area"

6. Exceptions and reservations contained in Deed from the State of Washington under Auditor's File No. 678162, under which title to portion of said premises comprising tidelands is claimed, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of entry.

"Affects Tract A common area"

**7. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Sunset Cove Development LLC, a Washington Limited Liability Company ("SCDLLC")  
Dated: December 27, 1999

Statutory Warranty Deed  
LPB 10-05

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Recorded: December 30, 1999

Auditor's No: 199912300183

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.

8. 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.

9. 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

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. 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.: 200411090073

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:

Declaration Dated: October 4, 2005

Recorded: October 4, 2005

Auditor's No.: 200510040074

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

12. 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: The Crest at Sunset Cove Condominium

Recorded: December 20, 2006

Auditor's No.: 200612200020

Said Condominium is an amendment to that certain Condominium recorded May 4, 2006 as Auditor's File No. 200605040034.

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The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: May 4, 2006  
Auditor's File No.: 200605040035

Said Declaration was amended by documents recorded as Auditor's File Nos. 200605260013, 200612200021, 200908040051 and 200912100045.

14. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"