202609160013
09/16/2026 09:05 AM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Dale A. Hirzel
Dale A. and Patricia E. Hirzel 2004 Trust u/a dated July 6, 2024
4074 Gloria Lane
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263043
Sep 16 2026
Amount Paid $14190.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE
620062639

Title No.: 620062639
Escrow No.: 245482032

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tina Marie Evans and Buckley Duane Evans, a married couple

for and in consideration of Ten And No/100 Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and warrants to Dale A. Hirzel, Trustee of the Dale A. and Patricia E. Hirzel 2004 Trust u/a dated July 6, 2024

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

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

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

UNIT 2427, BLDG A, THE GARDENS AT SUNSET COVE CONDO, REC. NO. 200706010007

Tax Parcel Number(s): P126168,

Subject to:

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

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, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED
(continued)

Dated: 9/11/2026

Tina Marie Evans

Buckley Duane Evans

State of WASHINGTON
County of SKAGIT
This record was acknowledged before me on 9.11.2026 by Tina Marie Evans and Buckley Duane Evans.

(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 08.27.2027

JANEILL BESECKER
Notary Public
State of Washington
Commission # 23024064
My Comm. Expires Aug 27, 2027

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EXHIBIT "A"
Legal Description

UNIT 2427, BUILDING A, THE GARDENS AT SUNSET COVE CONDOMINIUM , A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED JUNE 1, 2007, UNDER AUDITOR'S FILE NO. 200706010008 AND ANY AMENDMENTS THEREOF; AND SURVEY MAP AND PLANS THEREOF RECORDED JUNE 1, 2007, UNDER AUDITOR'S FILE NO. 200706010007, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Plat of Sunset Cove Estates:

Recording No: 200011290070

2. Agreement and the terms and conditions thereof:

Executed by: The City of Anacortes, a municipal corporation
Recording Date: December 30, 1999
Recording No.: 199912300185
Providing: Right to plant and maintain landscaping
Affects: Common Areas of said plat

3. Covenants, conditions, restrictions and easements 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 permitted by applicable law, as set forth in the document

Recording Date: November 29, 2000
Recording No.: 200011290069

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 9, 2004
Recording No.: 200411090073

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 4, 2005
Recording No.: 200510040074

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Sunset Cove Development Homeowners Association
Recording Date: November 29, 2000
Recording No.: 200011290069

5. Decision to issue a preliminary plat permit for the woods sunset cove addition plat and the terms and conditions thereof:

Recording Date: January 17, 2001
Recording No.: 200101170034

6. Bylaws of Sunset Cove Development Homeowners Association and the terms and conditions thereof:

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

7. Certificate of Incorporation and Articles of Incorporation and the terms and conditions thereof:

Recording Date: September 14, 2004
Recording No.: 200409140129

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions

8. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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 permitted by applicable law.

Entitled: Declaration of Condominium
Recording Date: June 1, 2007
Recording No.: 200706010008

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 4, 2009
Recording No.: 200908040050

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 7, 2013
Recording No.: 201310070171

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 20, 2016
Recording No.: 201612200041

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 2017
Recording No.: 201705160108

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 12, 2017
Recording No.: 201706120173

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 1, 2017
Recording No.: 201706010066

9. Lien of assessments levied pursuant to the Declaration for The Gardens at Sunset Cove Condominium Owners Association to the extent provided for by Washington law.

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey Map and Plans for The Gardens at Sunset Cove Condominium:

Recording No: 200706010007

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.