3999176 -01

87.

Sunrise East
Condominium (1 of 2)
Sec. 19 Twp 31N Rge 3E

SUNRISE EAST

A CONDOMINIUM PLAT

SECTION 19, TWP. 31 N., RGE. 3E., W.M.

ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THE CONDOMINIUM PLAT OF SUNRISE EAST EMBRACES THE FOLLOWING DESCRIBED PROPERTY IN SECTION 19, TWP. 31 N., RGE 3 E., W.M., ISLAND COUNTY, WA: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 45, PLAT OF CAMANO COUNTRY CLUB ADDITION NO. 22 RECORDED IN VOLUME 11 OF PLATS, PAGE 16, RECORDS OF ISLAND COUNTY WA., THENCE NORTH 15° 22' 46" WEST ALONG THE EAST BOUNDARY OF SAID BLOCK 45 FOR 414.52 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID BLOCK 45; THENCE NORTH 74° 34' 14" EAST FOR 303.34' TO THE NORTHWESTERLY MARGIN OF FAIRWAY DRIVE AS SHOWN ON THE PLAT OF CAMANO COUNTRY CLUB ADDITION NO. 21 RECORDED IN VOLUME 10 OF PLATS, PAGE 40, RECORDS OF ISLAND COUNTY, WA., THENCE S 10° 02' 32" W ALONG SAID NORTHWESTERLY MARGIN FOR 234.13' FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 39° 01' 05" FOR AN ARC DISTANCE OF 292.83 FEET TO THE POINT OF BEGINNING.

DECLARATION

Recorded June 19, 1980, File No. 370090, Volume 485, Page 717, Records of Island County, Washington.

CERTIFICATE OF TITLE

Recorded July 10, 1980, File No. 370892, Volume 485, Page 512, Records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of Van Duersen Investments this 19th day of June, 1980, at 24 minutes past 12 P.M., and recorded in Volume 12, of Plats, pages 87 & 88, Records of Island County, Washington, under Auditor's File No. 370091.

E. Duane Kemp
County Auditor

Deputy County Auditor

LAND SURVEYOR'S CERTIFICATE

I, Robert L. McDuffy, hereby certify that the adjoining Condominium Plat of SUNRISE EAST is based upon an actual survey and that it fully and accurately depicts the apartment numbers, dimensions, and locations of the apartments as built.

Robert L. McDuffy
Registered Land Surveyor
Certificate No. 13041

VERIFICATION

Robert L. McDuffy, being on oath duly sworn, deposes and says that he is a Registered Land Surveyor, knows the contents of the Land Surveyor's Certification above and the survey map and plans herein, and believes the same to be true.

Robert L. McDuffy

Subscribed and sworn before me this 23rd day of May, 1980.

Judy K. Rasmussen
Notary Public in and for the State of Washington, residing at Everett.

APPROVALS

Approved by the County Planning Director this 9th day of June, 1980.

County Planning Director

Examined and approved in accordance with RCW 58.17.160(1) this 9TH day of June, 1980.

County Engineer

Approved by the Board of County Commissioners this 9th day of June, 1980.

Chairman

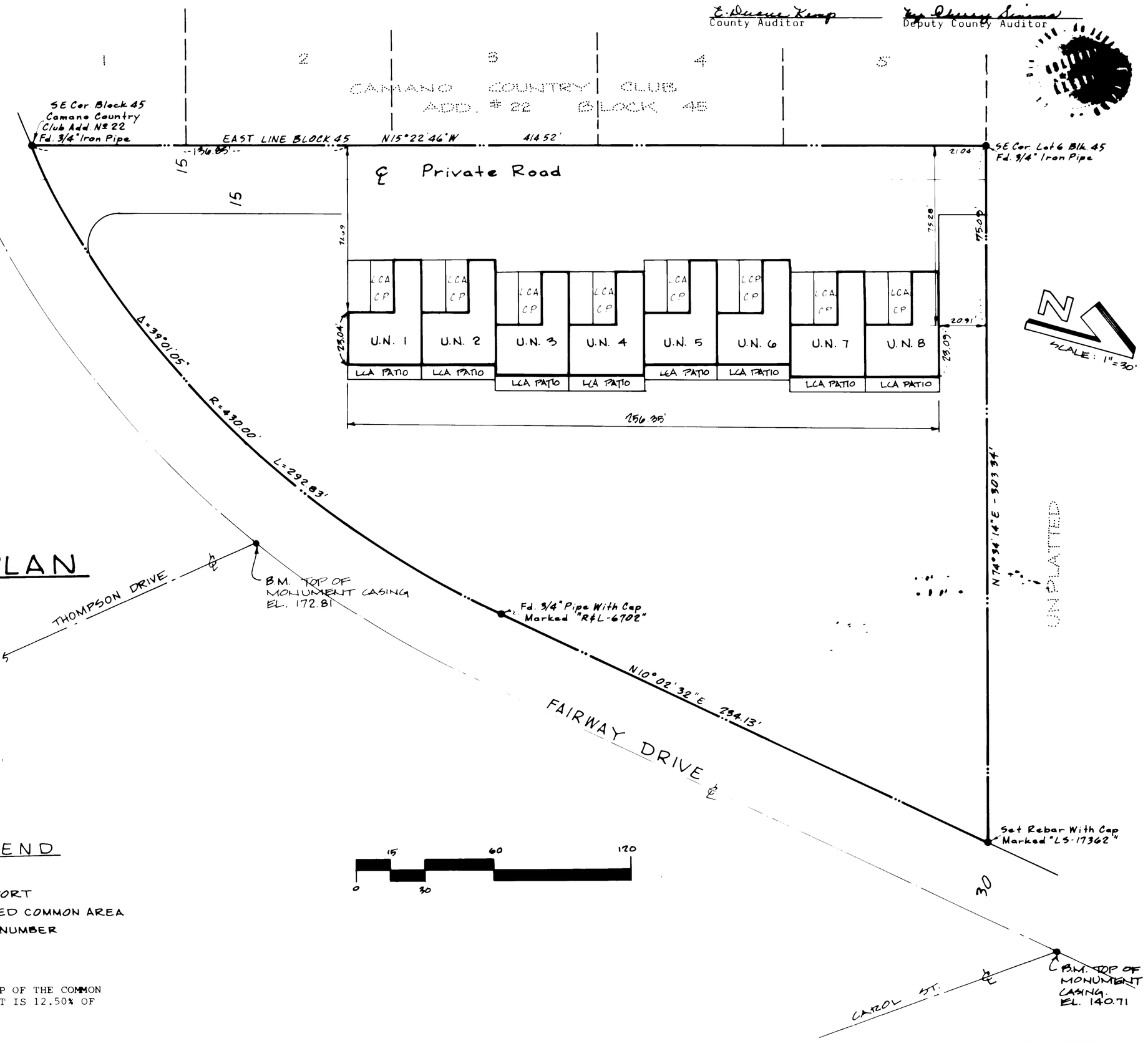
County Auditor

Board of County Commissioners

TREASURER'S CERTIFICATE

I, Patricia C. Pfeifer, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid up to and including the year 1980

by: Bernice E. Bainbridge, Deputy
Island County Treasurer



SITE PLAN

LEGEND

C.P. - CARPORT
L.C.A. - LIMITED COMMON AREA
U.N. - UNIT NUMBER

THE SHARE OF OWNERSHIP OF THE COMMON ELEMENTS FOR EACH UNIT IS 12.50% OF THE TOTAL.

ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. MEAN SEA LEVEL.

CONDO PLAT OF SUNRISE EAST

SHT. 1 of 2
R.F. 26

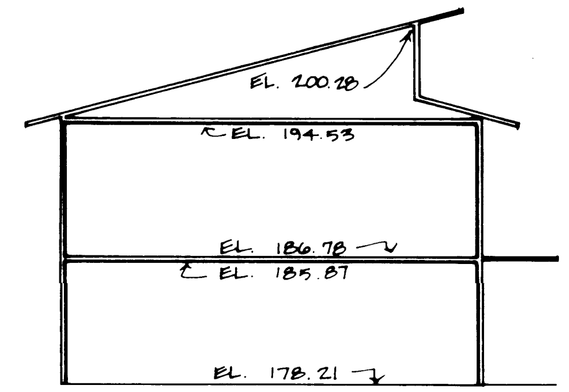
Sunrise East
Condominium (2 of 2)
Sec. 19 Twp. 31N Rge. 3E

SUNRISE EAST

A CONDOMINIUM PLAT

SECTION 19, TWP. 31 N., RGE. 3E., W.M.

ISLAND COUNTY, WASHINGTON



ELEVATION
NO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned owners in fee simple, and/or mortagee of this property, do hereby submit the property to the Horizontal Property Regimes Act, laws of the State of Washington, 1963, Chapter 156, as amended Laws of first Extra Ordinary Session, 1963, Chapter 11, codified in Chapter 64.32 RCW., and dedicate the same for condominium purposes. This is not a dedication for public purposes, or to the public, but is made only for the purposes of the Horizontal Property Regimes Act and this condominium.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27 day of May, 1980.

J.C. Van Deursen
VAN DEURSEN INVESTMENTS

Laura J. Van Deursen
VAN DEURSEN INVESTMENTS

BANK OF STANWOOD

John Holmes
President

Don Swanson
Vice-President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
County of Snohomish) ss

This is to certify that on this 27 day of May, 1980, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared J.C. Van Deursen and Laura J. Van Deursen, of Van Deursen Investments, a partnership, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Linda R. Anderson
Notary Public in and for the State of Washington, residing at Everett.

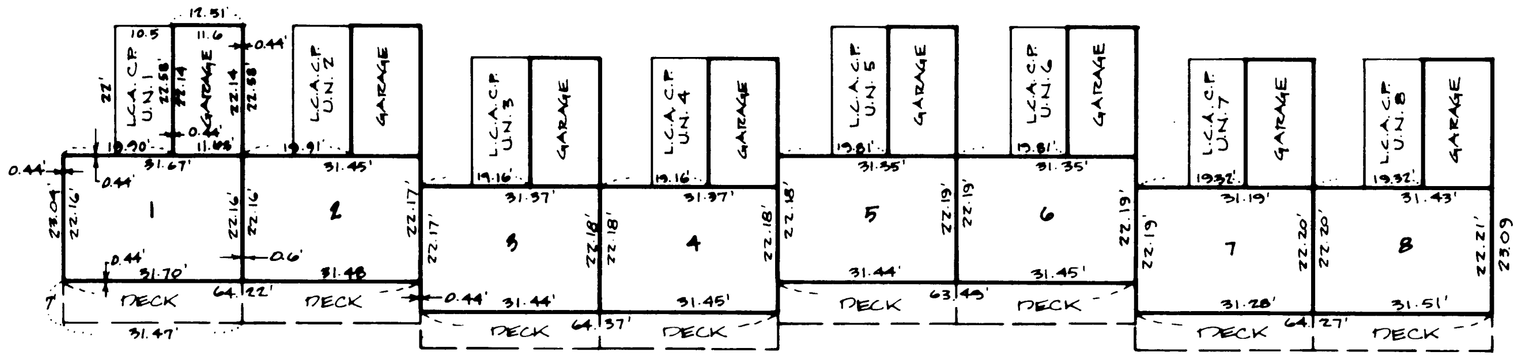
STATE OF WASHINGTON)
County of Snohomish) ss

This is to certify that on this 27th day of MAY, 1980. before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Holmes and Don Swanson, President and Vice President, respectively of BANK OF STANWOOD, a Washington Corporation, that they executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seals affixed are the corporate seal of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

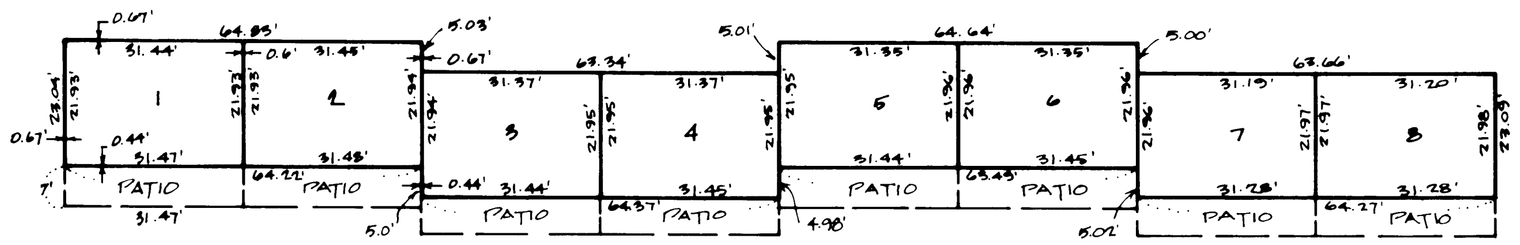
Clara Kuechenmeister
Notary Public in and for the State of Washington, residing at STANWOOD

Sec/



NOTE: CAR PORT, GARAGE, DECK, AND PATIO DIMENSION ON UNIT 1 ARE TYPICAL FOR ALL UNITS.

UPPER FLOOR PLAN



LOWER FLOOR PLAN

NOTE: ALL WALL THICKNESSES SHOWN ON UNITS 1 & 2 ARE TYPICAL FOR ALL UNITS ON THAT FLOOR.

CONDO PLAT OF
SUNRISE EAST