



200204170136  
Skagit County Auditor

4/17/2002 Page 1 of 3 3:32PM

Return Address:  
Name Washington Federal Savings  
Address P.O. Box 639  
City/State Mount Vernon, WA 98273

FIRST AMERICAN TITLE CO.

**Statutory Warranty Deed**

*668677*

THE GRANTOR LANDED GENTRY DEVELOPMENT, INC, A WASHINGTON CORPORATION  
for and in consideration of Ten Dollars (\$10.00) and other valuable consideration  
conveys and quit claims to BRIAN D GENTRY And ALEXIS A GENTRY, HUSBAND AND WIFE

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

together with all after acquired title of the grantor(s) therein:  
Unit 1-C, Building No. 1, "VERNON HEIGHTS CONDOMINIUM", as per Survey Map and Plans thereof recorded under Auditor's File No. 9408260062, in Volume 15 of Plats, Pages 189 through 194, inclusive, records of Skagit County, Washington, and as further set forth and defined in the certain "Declaration of Condominium Subdivision and Covenants, Conditions, Restrictions and Reservations for Vernon Heights Condominium", recorded under Auditor's File No. 9408260063, records of Skagit County, Washington.

TOGETHER WITH the limited common areas assigned to said Unit, AND TOGETHER WITH an undivided 10.05% interest in the common areas as more fully set forth and defined in said "Declaration".

SUBJECT TO 2ND HALF 2002 PROPERTY TAXES AND THE ENCUMBRANCES, EASEMENTS, RESTRICTIONS AND RESERVATIONS SET FORTH IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

ABBREVIATED LEGAL DESCRIPTION: Lot 1-C, Bldg. 1, "VERNON HEIGHTS CONDOMINIUM"  
Assessor's Property Tax Parcel/Account Number(s): 46350010030002 P105843

Dated April 16th 2002

*# 11003*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
(Individual)

LANDED GENTRY DEVELOPMENT, INC

By *[Signature]*  
KENDALL D GENTRY, President

APR 17 2002  
(Time Stamp)

Amount Paid \$ 1019.80  
Skagit Co. Treasurer  
By *[Signature]* Deputy

By \_\_\_\_\_

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me \_\_\_\_\_  
\_\_\_\_\_ to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_  
signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

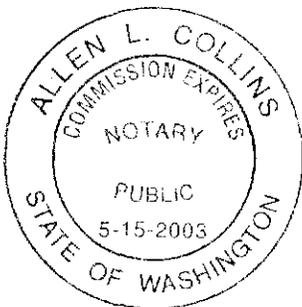
My appointment expires \_\_\_\_\_

STATE OF WASHINGTON, }  
County of Skagit } ss.

ACKNOWLEDGMENT - Corporate

On this \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me, the undersigned, a Notary Public in and for the State of  
Washington, duly commissioned and sworn, personally appeared KENDALL D GENTRY  
\_\_\_\_\_ to me known to be the  
\_\_\_\_\_  
President and ~~XXXXXXXXXXXXXXXXXXXX~~ Secretary, respectively, of LANDED GENTRY DEVELOPMENT INC  
\_\_\_\_\_ the corporation that executed the foregoing instrument, and acknowledged the 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 he was  
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Allen L. Collins  
Notary Public in and for the State of Washington,  
residing at MOUNT VERNON

My appointment expires 05-15-2003

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to SWD dated 04/16/02.



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EXHIBIT "A" FOR STATUTORY WARRANTY DEED DATED April 16th, 2002

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: December 3, 1993  
Recorded: December 8, 1993  
Auditor's No: 9312080143  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: East 10 feet of the plat

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a Municipal Corporation  
Dated: October 11, 1993  
Recorded: October 14, 1993  
Auditor's No: 9310140068  
Purpose: Sanitary sewer line or lines  
Area Affected:

A 20.00 foot wide, non-exclusive easement for said sewer line(s), also for ingress, egress and utilities over, across and under the East 5 feet of Lots 3 -10, Block 18, "PLAT OF VERNON HEIGHTS ADDITION TO MOUNT VERNON", per plat recorded in Volume 2 of Plats, Page 108, records of Skagit County, Washington.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: August 26, 1994  
Recorded: August 26, 1994  
Auditor's No: 9408260063  
Executed by: Kendall D. Gentry and Nancy F. Gentry

D. 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.

E. All matters shown or set forth in the Survey Map and Set of Plans recorded under Auditor's File No. 9408260062, including but not limited to, sewer and storm drain easements affecting the common areas.

F. 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: August 26, 1994  
Auditor's File No: 9408260063

END OF EXHIBIT "A"



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