

AFTER RECORDING MAIL TO:

Name AMERICAN ESCROW

Address P.O. BOX 1149

City, State, Zip STANWOOD, WA. 98292

Filed for Record at Request of: #20356

LAND TITLE COMPANY OF SKAGIT COUNTY



200307240006
Skagit County Auditor

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167005P

STATUTORY WARRANTY DEED

THE GRANTOR, COMMONWEALTH LIMITED PARTNERSHIP I

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**
in hand paid, conveys, and warrants to **TRACYLYN CONNELL, A MARRIED WOMAN, AS**
HER SEPARATE ESTATE

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

UNIT "D", Building 811, "HOME COURT CONDOMINIUM," recorded September 29, 1998, in Volume 17 of Plats, pages 17 through 21, inclusive, under Auditor's File No. 9809290182, records of Skagit County, Washington.

TOGETHER WITH an undivided percentage of those common areas pursuant to that Condominium Declaration recorded September 29, 1998, under Auditor's File No. 9809290183.

Situate in the County of Skagit, State of Washington.

Subject to: Exhibit "A" attached hereto which by this reference is made a part hereof.

Assessor's Property Tax Parcel/Account Number: #4720-000-811-0400

Dated: July 15, 2003

Kendall D Gentry, GP.

COMMONWEALTH LIMITED PARTNERSHIP I

3401
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 24 2003

Amount Paid \$ 1753³⁰
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington)
COUNTY OF Inghamish)-ss

ON THIS DAY PERSONALLY APPEARED BEFORE ME Kendall D Gentry TO ME KNOWN TO BE THE general Partner OF COMMONWEALTH LIMITED PARTNERSHIP I, THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ENTITY AND WAS EXECUTED WITH FULL AUTHORITY OF SAID ENTITY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF July, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: CAMANO ISLAND, WA.

My commission expires: 11-29-2005

[Signature]

Exhibit "A"

EXCEPTIONS:

- A. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
- B. Easement provisions contained on the face of the Plat, as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of front boundary line of all lots and tracts which abut Broadway Street and LaVenture Road and under and upon other specific easements shown on the face of the plat in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

- C. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENTS, AS HERETO ATTACHED:

Declaration Dated: June 2, 1989
Recorded: June 5, 1989
Auditor's No.: 8906050020
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and the Washington Federal Savings and Loan

- D. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

BETWEEN: City of Mount Vernon, a municipal corporation
AND: G. A. Powell Construction, Inc.
DATED: November 17, 1989
RECORDED: March 16, 1990
AUDITOR'S NO: 9003160036
PROVIDING: Right to connect subject property to City sewer
(Includes other property)

The above instrument is a re-recording of instrument recorded December 21, 1989, under Auditor's File No. 8912210005.

KDG



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• EXCEPTIONS CONTINUED:

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected:

Right of Way #1: Being located as constructed or to be constructed on the above described property, more particularly described as follows: The East 7 feet of the North 75.56 feet of the above described property.

Right of Way #2: Being located as constructed or to be constructed on the above described property, more particularly described as follows: The West 30 feet of the East 168 feet of the South 30 feet of the North 76.40 feet of the above described property.

Right of Way #3: Being located as constructed or to be constructed on the above described property, more particularly described as follows: The East 168 feet of the North 10 feet of the South 106.57 feet of the above described property.

Dated: Not disclosed
Recorded: October 18, 1993
Auditor's No.: 9310180155

F. DECLARATION OF CONDOMINIUM SUBDIVISION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR HOME COURT CONDOMINIUM, AS FOLLOWS:

Executed By: Commonwealth Limited Partnership I
Recorded: September 29, 1998
Auditor's No.: 9809290183
(copy attached)

YCDG



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