

AFTER RECORDING MAIL TO:
Mr. Troy Bowden
1207 N. 8th Street, Unit 9
Mount Vernon, WA 98273



200309050184
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108747-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Romulo C. Ludan
Grantee(s): Troy Bowden
Abbreviated Legal: Unit 9 Fellman Condo
Assessor's Tax Parcel Number(s): 4398-000-009-0003, P81432

THE GRANTOR ROMULO C. LUDAN, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TROY BOWDEN, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Apartment 9, "FELLMAN CONDOMINIUM," as shown on survey map and floor plans, recorded May 9, 1979, in Volume 12 of Plats, pages 58 through 63, inclusive, under Auditor's File No. 7905090047, and as identified in Declaration recorded May 9, 1979, under Auditor's File No. 7905090046, located at 1207 North 8th Street, Apt. #9, Mount Vernon, Washington.

TOGETHER WITH an undivided 10% interest in the common areas and limited common areas described in Articles 4,5,6 and 19 of said Declaration.

TOGETHER WITH the exclusive use of parking space 9 and storage unit 9 and the patio area and deck which is adjacent to Apartment 9, as shown on survey map and floor plans recorded May 9, 1979, in Volume 12 of Plats, pages 58 through 63, inclusive, under Auditor's File No. 7905090047, and as identified in Article 6 of Declaration recorded May 9, 1979, under Auditor's File No. 7905090046, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

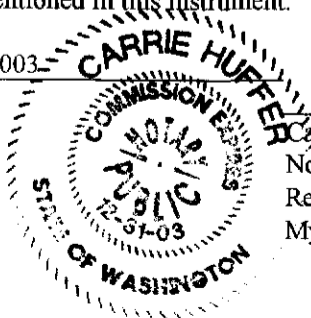
Dated August 29, 2003

Romulo C. Ludan

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Romulo C. Ludan the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 29, 2003



Carrie Huffer

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003

4573
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 05 2003

Amount Paid \$ 1869.00
By:
Skagit County Treasurer Deputy

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pipeline or pipelines for the transportation of oil, gas and the products thereof
 In Favor Of: Cascade Natural Gas Corporation
 Recorded: September 12, 1962
 Auditor's No.: 626159
 Affects: 3 feet West of the North and South centerline of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M., and upon a portion of the right of way of the Public Utility District No. 1

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground conduits, cables and wires, etc. with right of ingress and egress
 In Favor Of: Present and future owners of Lots 1, 2, 3 and 4 of Mount Vernon Short Plat No. 13-77, and Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc. and Nationwide Cablevision, Inc.
 Recorded: November 22, 1978
 Auditor's No.: 891759
 Affects: Common areas, reference being made to the record for full particulars

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Sewer and water lines, together with right of ingress and egress to same
 In Favor Of: Present and future owners within Lots 2, 3 and 4 of Mount Vernon Short Plat No. 13-77
 Recorded: November 22, 1978
 Auditor's No.: 891760
 Affects: Common areas, reference being made to the record for full particulars

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Sewer and water lines together with right of ingress and egress to same
 In Favor Of: Present and future owners of Lots 2 and 4 of Mount Vernon Short Plat No. 13-77
 Recorded: November 22, 1978
 Auditor's No.: 891761
 Affects: Common areas, reference being made to the record for full particulars

E. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded May 9, 1979, under Auditor's File No. 7905090046.

F. Terms, provisions and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, "R.C.W. 64.32", as amended.



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