

AFTER RECORDING MAIL TO:
Ms. Fern L. Scheuerman
323-B North LaVenture
Mount Vernon, WA 98273



200401160158
Skagit County Auditor

1/16/2004 Page 1 of 2 3:32PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110510-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Estate of Marcile Gerlt
Grantee(s): Fern L. Scheuerman
Abbreviated Legal: Unit B, Bld A, Courtyard Gardens Condo
Assessor's Tax Parcel Number(s): 4726-001-002-0000, P114301

THE GRANTOR SHARON S. WHITING, as Personal Representative of the Estate of MARCILE GERLT, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FERN L. SCHEUERMAN, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Unit 323-B of Building "A" of "COURTYARD GARDENS CONDOMINIUM," as per Survey Map recorded in Volume 17 of Plats, pages 40 and 41, and "CONDOMINIUM DECLARATION FOR COURTYARD GARDENS CONDOMINIUM," recorded under Auditor's File No. 9812180180, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated January 14, 2004

Estate of Marcile Gerlt

Sharon S. Whiting
By: Sharon S. Whiting, Personal Representative

#248
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 16 2004

Amount Paid \$ 2130.00
Skagit County Treasurer
By: [Signature] Deputy

STATE OF WASHINGTON }
County of Skagit } SS:

On this 16th day of January, 2004 before me personally appeared Sharon S. Whiting, who executed the within instrument as Attorney in Fact for Personal Representative

and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as attorney in fact for Personal Representative

for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Personal Representative

is now living and is not incompetent.
Given under my hand and official seal the day and year last above written.
(Seal)

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

[Signature]
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: March 6, 1998
 Recorded: March 27, 1998
 Auditor's No.: 9803270116
 Executed By: Landed Gentry Development, Inc.

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Declaration Dated: December 4, 1998
 Recorded: December 18, 1998
 Auditor's No.: 9812180180
 Executed By: Landed Gentry Development, Inc.

C. Notes contained on the face of Plat, as follows:

1. For additional meridian and survey information see Records of Surveys, recorded in Volume 19 of Surveys, page 66, and in Volume 20 of Surveys, page 56, records of Skagit County, Washington.
2. Bench Mark = Top Southeast corner of a concrete retaining wall at Northeast corner of property.
3. Elevation = 160.4 NGVD 29.
4. Floor and ceiling elevations are shown in feet and tenths of feet, Interior to top of finished ceilings and top of constructed sub floor.
5. Interior dimensions are shown in feet and tenths of feet and represent interior measurements to back of sheet rock.
6. Unless otherwise indicated hereon, each raised planter bed, covered storage area, porch, or patio is a Limited Common Element (LCE) allocated to the Unit to which it is immediately adjacent, as described in Article Six of the Declaration.
7. Utility locations are per field locations and/or City and contractor "as-builts" provided by the owner. Locations are representational only utility companies should be contacted to verify specific locations.

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

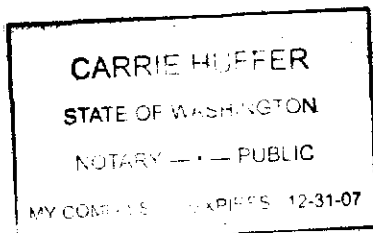
ACKNOWLEDGMENT

ATTACHED TO and made a part
 of Statutory Warranty Deed

STATE OF WASHINGTON }
 County of Skagit } SS:

I certify that I know or have satisfactory evidence that Sharon S. Whiting
 signed this instrument, on oath stated that she authorized to
 execute the instrument and acknowledged it as the Personal Rep. of the Estate of
 of Marcile Gerlt, deceased to be the free and voluntary act of such
 party for the uses and purposes mentioned in this instrument.

Dated: January 16th, 2004



Carrie Huffer
 Notary Public in and for the State of WASHINGTON
 Residing at Burlington
 My appointment expires: 12/31/2007



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 Skagit County Auditor