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200407200113
Skagit County Auditor

7/20/2004 Page 1 of 4 3:34PM

AFTER RECORDING MAIL TO:

Lisa J. Ferrier
608 North 103rd
Seattle, WA 98133

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81654

FIRST AMERICAN TITLE CO.
81654-E-1

Statutory Warranty Deed

Grantor(s): Mary J. Ferrier
Grantee(s): Lisa J. Ferrier
Assessor's Tax Parcel Number(s): 4368-000-204-0002 P80518

THE GRANTOR Mary J. Ferrier, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lisa J. Ferrier, an unmarried woman, the following described real estate, situated in the County of Skagit, State of Washington.

Condominium Apartment Unit 204 of "DEER RUNN CONDOMINIUM", as per plat recorded in Volume 11 of Plats, pages 97 through 102, inclusive, records of Skagit County, Washington, intended for residence use only, (Post Office address of the property is 2021 LaVenture Road, Mount Vernon, Washington, 98273), TOGETHER WITH an undivided .0389% interest in the common area described in Condominium Declarations for "DEER RUNN CONDOMINIUM", dated December 28, 1977 and recorded June 20, 1978 under Auditor's File No. 872397, in Volume 302 of Official Records, pages 395 to 417, inclusive, being a re-recording of a document recorded December 30, 1977, under Auditor's File No. 871205, AND ALSO TOGETHER WITH those limited common areas and facilities so appertaining, all of which are described in the above referenced declaration.

Said condominium is located on the following described property:

The West 354.50 feet of the East 568.50 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 1147.50 feet thereof AND ALSO EXCEPT the West 56 feet of the North 86 feet thereof.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: July 19, 2004

Mary J. Ferrier
Mary J. Ferrier

3748
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

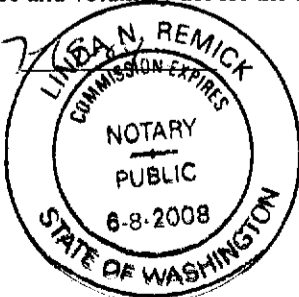
JUL 20 2004

Amount Paid \$ 2073.70
Skagit Co. Treasurer
By *SP* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mary J. Ferrier is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-20-04



Linda N. Remick
Notary Public in and for the State of Washington
Residing at Sturwood
My appointment expires: 6-8-08

SCHEDULE "B-1"

Exceptions:

A. Regulations and requirements provided in that certain "Declaration" dated December 28, 1977, recorded June 20, 1978, under Skagit County Auditor's File No. 872397, including but not limited to assessments levied by the homeowners association. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act" (Condominium) and Amendments thereto, other than those pertaining to the actual valid creation of the Condominium itself, which the Company does insure now exists. The above referenced to "Declaration" is a rerecording of document recorded December 30, 1977 under Auditor's File No. 871205.

Said "Declaration" was amended by instrument recorded December 14, 1990 under Auditor's File No. 9012140051.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: MAY 16, 1978
Recorded: JUNE 8, 1978
Auditor's No.: 881040
Purpose: underground electric system
Area Affected: A 10 foot strip over a portion of the common area

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Unit Owners
Dated: MARCH 7, 1988
Recorded: MARCH 10, 1988
Auditor's No.: 8803100014
Regarding: assignment of covered parking spaces

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: NOVEMBER 15, 1977
Recorded: JANUARY 4, 1978
Auditor's No.: 871410
Purpose: Lay, maintain, etc. a water pipe line
Area Affected:

The South 25 feet of the North 175 feet of the East 200 feet of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M. ALSO the South 25 feet of the North 200 feet of the West 320 feet of the East 490 feet of said Southeast 1/4 of the Northeast 1/4;; ALSO, the West 25 feet of the East 515 feet of the North 200 feet of said Southeast 1/4 of the Northeast 1/4 of said Section 17.



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Mt. Baker Mutual Savings Bank, as Trustees for a nonprofit corporation by the Condominium Apartment Unit Owners of Deer Runn Condominium
Dated: October 14, 1979
Recorded: October 19, 1979
Auditor's No.: 7910190038
Purpose: Erect a fence
Area Affected: Northerly line of the subject property

F. Road and utility easement over and across a portion of the subject property, as delineated on the face of the Plat of "DEER RUNN CONDOMINIUM" and set forth in Declaration filed concurrently therewith.

(Affects the East 354.56 feet of the South 25 feet of the subject property.)

Easement "C" as shown on said Plat has been relinquished by Termination of Easement recorded under Auditor's File No. 8012010057, records of Skagit County, Washington.

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Mt. Baker Bank, a Savings Bank, and a Washington Corporation
Recorded: May 10, 1985
Auditor's No.: 8505100033
Purpose: Ingress, egress, roadway and utilities
Area Affected: Portion of the South 60 feet of the subject property

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Mt. Baker Bank
Recorded: October 24, 1985
Auditor's No.: 8510240046
Purpose: Ingress, egress and utilities
Area Affected: Over and across the East 354.56 feet of the South 25 feet of a portion of the subject property

I. An easement for emergency vehicular access in favor of Deer Runn Condominium Owners Association as described in the judgment of the Skagit County Superior Court, Cause No. 86-2-00457-5 entered on January 6, 1989, covering a portion of the common area as set forth in said judgment.

J. An non-exclusive easement for road and utilities in favor of the Deer Runn Condominium Owners Association, as further reserved for the benefit of the real property described in Auditor's File No. 8912210088 to the Southwest as said easement is identified in Skagit County Auditor's File No. 8510240046, covering a portion of the common areas as set forth in Auditor's File No. 9010050028.

K. An easement for parking, ingress, egress and utilities in favor of Deer Runn Condominium Owners Association as set forth in the judgment of the Skagit County Superior Court, Cause No. 86-2- 00457-5 entered on January 6, 1989, covering a portion of the common areas as set forth in said judgment.



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E. Rights of ingress and egress over portions of the plat designated as common areas or limited common area and the right to use said areas for all property purposes in favor of the other holders of undivided interest of occupants of the numbered apartment units.

UNOFFICIAL DOCUMENT



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