



200408020172
Skagit County Auditor

8/2/2004 Page 1 of 2 1:34PM

AFTER RECORDING MAIL TO:
Ms. Valarie J. Kultgen
1522 J Avenue
Anacortes, WA 98221

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81834

FIRST AMERICAN TITLE CO.
A81834-E-2

Statutory Warranty Deed

Grantor(s): Robert Alan Lambert and Mary Bridgette Lambert
Grantee(s): Valarie J. Kultgen
Assessor's Tax Parcel Number(s): 4833-000-001-0000 P55949

THE GRANTOR Robert Alan Lambert and Mary Bridgette Lambert, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Valarie J. Kultgen, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Unit A of "1522 J Condominium", according to the Survey Map and Plans recorded April 15, 2004 under Auditor's File No. 200404150022 and according to the Declaration thereof recorded April 15, 2004 under Auditor's File No. 200404150023.

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Exhibit "A" attached hereto.

Dated: July 28, 2004

Robert Alan Lambert

Mary Bridgette Lambert

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
4042
AUG 02 2004

STATE OF Washington
COUNTY OF Skagit

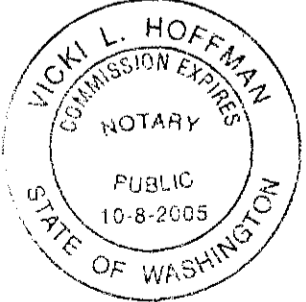
Amount Paid \$ 3809.20
Skagit County Treasurer
By: Deputy

I certify that I know or have satisfactory evidence that Robert Alan Lambert and Mary Bridgette Lambert, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-29-04

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



Exceptions:

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Robert A. Lambert and Mary Bridgette Lambert
Recorded: September 27, 2000
Auditor's No.: 200009270051

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: 1522 J Condominium
Recorded: April 15, 2004
Auditor's No.: 200404150022
(copy attached)

Said matters include but are not limited to the following:

1. "...dedicate the real property described in this survey map and these plans for condominium purposes. The drives, walks, streets, grounds and other areas described are not dedicated to the public, but are reserved for the exclusive use and benefit of the unit/lot owners, as part of the common elements, to the extent and in the manner set forth in the declaration."

2. Location of unrecorded easement – toe of gravel fill access road to school parking lot.

3. Locations of common elements.

C. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

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. 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: April 15, 2004
Auditor's File No.: 200404150023

