

AFTER RECORDING MAIL TO:

Ms. Danna Lukman
803 South La Venture Road
Mount Vernon, WA 98274



200410270074

Skagit County Auditor

10/27/2004 Page 1 of 3 11:22AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113879-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Susan P. Harris
Grantee(s): Danna Lukman
Abbreviated Legal: Unit B, Bldg. 803, Home court Condo.
Assessor's Tax Parcel Number(s): 4720-000-803-0200, P113513

THE GRANTOR SUSAN P. HARRIS, an unmarried woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANNA LUKMAN, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Unit "B", Building 803, "HOME COURT CONDOMINIUM," as per plat recorded in Volume 17 of Plats, pages 17 through 21, inclusive, recorded September 29, 1998, 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 as recorded September 29, 1998, under Auditor's File No. 9809290183, and as may be amended.

Situate in the County of Skagit, State of Washington.

Subject To: Paragraphs A through F, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 223870-SE, attached hereto and made part hereof

Dated October 22nd, 2004

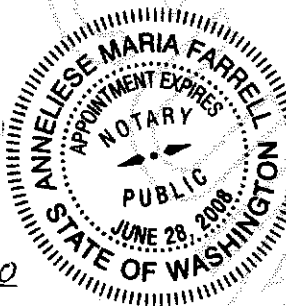
Susan P. Harris
Susan P. Harris

#5799
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 27 2004

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 2314.00
By [Signature] Skagit Co. Treasurer



I certify that I know or have satisfactory evidence that Susan P. Harris
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be Her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 10-25-04

Anneliese Maria Farrell
Anneliese Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

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.

- Continued -



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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)



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