

AFTER RECORDING MAIL TO:  
Caren L. Gallanger  
1415-E Mallard View Drive  
Mount Vernon, WA 98274



200410290177  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B82924

Statutory Warranty Deed **FIRST AMERICAN TITLE CO.**  
**B82924-E**

Assessor's Tax Parcel Number(s): P114188, 4724-000-005-0000

THE GRANTOR James F. Metz and Joanne M. Metz, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Caren L. Gallanger the following described real estate, situated in the County of Skagit, State of Washington.  
a single woman

Unit 5, Building 1, "MALLARD VIEW CONDOMINIUM", according to the Amended Declaration thereof recorded under Auditor's File No. 9903170099 and the Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 34 through 37, records of Skagit County, Washington; being a portion of Lot 86 and a portion of Lot 75, "MADDOX CREEK P.U.D., PHASE I", according to the plat thereof recorded in Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated, OCT. 26, 2004

James F. Metz

Joanne M. Metz

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James F. Metz and Joanne M. Metz, 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: 10-28-04

Notary Public in and for the State of Washington  
Residing at FERNDale  
My appointment expires: 06/19/07

NOTARY PUBLIC  
STATE OF WASHINGTON  
B. ELIZABETH THOMPSON  
My Appointment Expires  
JUNE 19, 2007

5899  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 29 2004

Amount Paid \$ 2758.11  
By lp Skagit Co. Treasurer Deputy

**Exceptions:**

A. Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 19, 1996  
Recorded: September 20, 1996  
Auditor's No: 9609200054  
Executed by: Interwest Properties, Inc.

C. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

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

Plat/Subdivision Name: Mallard View Condominium  
Recorded: December 9, 1998  
Auditor's No.: 9812090059

Said matters include but are not limited to the following:

1. Drainage and utility easements as delineated may affect common areas.
2. Boundary of interior units extend to back of sheet rock (walls and ceilings) and top of subfloor.
3. Unless otherwise indicated hereon, each deck, porch, or patio is a Limited Common Element (LCE) allocated to the Unit to which it is immediately adjacent, as described in Articles of Declaration.
4. 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.
5. Unit elevations, area and measurements as delineated.

E. Covenants, conditions and restrictions contained in instruments recorded under Auditor's File Nos. 9609090083, 9609200055, 9609200054 and 9811040087.

F. Any assessment now or hereafter levied, and/or restriction or covenant contained within the Condominium Declaration, or any amendment thereto, or under the bylaws adopted pursuant to said declaration to the extent provided under Washington State R.C.W. 64.34, all according to declaration recorded under Skagit County Auditor's File No. 200008300094, which is an amendment of those instruments recorded under Auditor's File Nos. 9903170099 and 9812090060.

G. 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.

H. 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.



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I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation  
Dated: November 30, 1998  
Recorded: December 1, 1998  
Auditor's No.: 9812010039  
Purpose: Perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under  
Area Affected: Portion of Lot 86, "MADDOX CREEK P.U.D., PHASE I"

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation  
Dated: February 5, 1999  
Recorded: March 1, 1999  
Auditor's No.: 9903010207  
Purpose: Right to construct, install, operate, maintain, protect, improve, repair and abandon in place a natural gas pipeline or pipelines under, over, through and across. Nonexclusive right of access to and from  
Area Affected: A strip of land 10 feet in with having 5 feet on each side of the centerline of Grantee's facilities as constructed affecting a portion of Lot 86 "MADDOX CREEK P.U.D., PHASE I"



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