

AFTER RECORDING MAIL TO:
Richard Perez



200510040102
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86246

Statutory Warranty Deed

Grantor(s): Tracylyn Connell
Grantee(s): Richard L. Perez
Assessor's Tax Parcel Number(s): P113523, 4720-000-811-0400

FIRST AMERICAN TITLE CO.

86246-1

THE GRANTOR Tracylyn Connell, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard L. Perez, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Unit D, Building 811, "HOME COURT CONDOMINIUM", as filed in Volume 17 of Plats, pages 17 - 21, 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.

Subject to Paragraphs A thru F of Schedule B-1 of First American Title Company's preliminary commitment no. 86246 attached hereto and made a part hereof by this reference.

Dated: September 29, 2005


Tracylyn Connell

5547
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

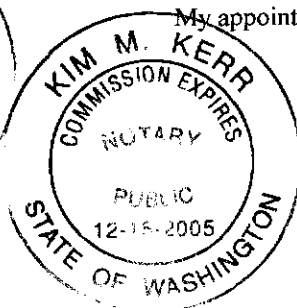
OCT 04 2005

Amount Paid \$ 2274.50
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tracylyn Connell, 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: 10/03/05



Notary Public in and for the State of Washington
Residing at Mont Vernon, WA
My appointment expires: 12-15-2005

Schedule "B-1"

EXCEPTIONS:

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

Dated: June 2, 1989
Recorded: June 5, 1989
Auditor's No: 8906050020
Executed by: Ted C. Johnson; Kendall D. Gentry and Nancy F. Gentry, husband and wife

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: October 11, 1993
Recorded: October 18, 1993
Auditor's No: 9310180155
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

Easement No. 1: The East 7 feet of the North 75.56 feet of the above-described property.

Easement No. 2: 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.

Easement No. 3: The East 168 feet of the North 10 feet of the South 106.57 feet of the above described property.

C. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the Plat.



Order No: 86246

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

Plat/Subdivision Name: Home Court Condominium
Recorded: September 29, 1998
Auditor's No: 9809290182

Said matters include but are not limited to the following:

1. Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet;
2. Floor and ceiling elevations are shown in feet and tenths of feet. Interior to bottom face of finished ceilings and top of constructed sub floors;
3. Interior dimensions are shown in feet and tenths of feet and represent interior measurements to face of sheet rock;
4. 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; and
5. 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.
6. Know all men by these presents that we, the undersigned owners of the property herein described, hereby declare this survey map and plat and dedicate the same for condominium purposes.

E. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration, and as may be contained in the by-laws adopted pursuant to said Declaration:

Recorded: September 29, 1998
Auditor's No: 9809290183

Including the right of the declarant to withdraw portions of the common elements and/or to encumber any portion of said common elements.

F. 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.

