



200710100056

Skagit County Auditor

10/10/2007 Page

1 of

3 11:35AM

When recorded return to:

Ms. Brynne Zenz
889 Cook Road, Unit 4
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number:

Statutory Warranty Deed

THE GRANTOR Rick A. Hanson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brynne L. Zenz, an unmarried woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

B92905E-1

Abbreviated Legal:
Unit 4, "KENDALL PLACE CONDOMINIUM"

Tax Parcel Number(s): P125655, P4914-000-004-0000

Unit 4, "KENDALL PLACE CONDOMINIUM", (a condominium), according to the Amended Declaration thereof recorded September 6, 2007, under Auditor's File No. 200709060103, records of Skagit County, Washington, and Survey Map and Plans thereof recorded under Auditor's File No. 200701240072, records of Skagit County, Washington.

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

Dated 10/03/2007

Rick A. Hanson
Rick A. Hanson

4775
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 10 2007

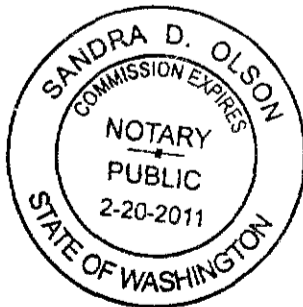
Amount Paid \$ 3253.50
Skagit County Treasurer
By: for Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rick A. Hanson, 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: 10-4-2007

Sandra D. Olson



Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-2011

EXHIBIT "A"

EXCEPTIONS:

A. 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.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
 Recorded: May 24, 2006
 Auditor's No.: 200605240036
 Purpose: The right to construct, install, operate, maintain, protect, improve, repair and abandon in place a natural gas pipeline or pipelines, regulation devises and metering equipment. Together with, the non-exclusive right of access to and from said property for the purposes of utilizing the rights

Area Affected: Common area

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
 Recorded: August 11, 2006
 Auditor's No.: 200608110158
 Purpose: Right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications.

Area Affected: Common area

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
 Recorded: October 24, 2006
 Auditor's No.: 200610240038
 Purpose: The perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, sewer and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocated, connect to an located at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water, sewer an electronic information.

Area Affected: Common area



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

Recorded: September 6, 2007
Auditor's No.: 200709060103

Said matters include but are not limited to the following:

1. Access to stormwater facilities and sewer main manholes to remain unobstructed for inspection and maintenance of the system. Access roads are to be maintained for vehicle access. No alteration is allowed without City of Sedro Woolley approval.
2. All units shall have an undivided interest in all common elements. Maintenance, upkeep and repair of common elements and any facilities thereon shall be the responsibility of the condominium association.
3. All driveway(s)/parking lot(s), play area and stormwater facilities on this development are private. The condominium association shall be responsible for maintaining the said driveway(s)/parking lot(s) and utilities. The city of Sedro Woolley and PUD No. 1 have easement over and under the driveway(s) parking lot(s) for maintenance, repair and construction of the city owned sanitary sewer facility and PUD No. 1 owned watermain.
4. Each garage apron depicted hereon is a limited common element allocated to the unit to which it is immediately adjacent.
5. Play area, planting area and driveway are common element (ce).
6. All unit dimensions are to the surface of the wall studs, measured as shown to the nearest 0.1 foot.
7. All dimensions are based on as-built measurements as of the date of the declarant's recording of these plans. These plans are subject to change without notice prior to sale and do not constitute covenants, conditions, restrictions, warranties or guarantees concerning the use, design, value or marketability thereof.
8. Complete, approved building plans are available from the declarant, and from the City of Sedro Woolley building department.
9. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Sedro-Woolley, Puget Sound Energy, Verizon Telephone Company of the Northwest, Cascade Natural Gas Corporation, U.S. Postal Service, AT&T Telecommunications, Inc., and their respective successors and assigns, under and upon the private roadways and utilities easements (10', 7') shown hereon, and along the route of the as built or yet to be built utility alignments, 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 units within this development and other property as may be developed in association with expansions to this development, together with the right to enter any grantor upon the units 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 over in this development or to the condominium association by the exercise of rights and privileges herein granted.

F. 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: January 24, 2007
Auditor's File No.: 200701240073

Said instrument was modified by instrument recorded September 6, 2007, under Auditor's File No. 200709060103.



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Skagit County Auditor