



200801110095
Skagit County Auditor

1/11/2008 Page 1 of 2 3:48PM

When recorded return to:

Shirley Leamon
325-A North La Venture Road
Mount Vernon, WA 98273

Recorded at the request of:
GUARDIAN NORTHWEST TITLE & ESCROW
File Number B93369

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B93369E-2

THE GRANTORS Anthony Bonacci and Mary Bonacci, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shirley E. Leamon, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 325-A, Building B, "COURTYARD GARDENS CONDOMINIUM"

Tax Parcel Number(s): P114304, 4726-002-001-0000

Unit 325-A, (also known as Unit "A") of Building B of "COURTYARD GARDENS CONDOMINIUM", as per Survey Map recorded in Volume 17 of Plats, pages 40 and 41, and "CONDOMINIUM DECLARATION FOR COURTYARD GARDENS CONDOMINIUM", recorded under Auditor's File No. 9812180180, records of Skagit County, Washington.

SUBJECT TO covenants, conditions, restrictions, and easements as set forth in Schedule B-1 attached hereto and made a part hereof.

Dated 1/8/2008

Anthony Bonacci
Anthony Bonacci

Mary Bonacci
Mary Bonacci

#112
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

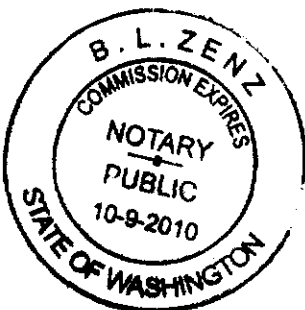
JAN 11 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3565.00
By mlm Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Anthony Bonacci and Mary Bonacci, 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: 1-9-08



B.L. Zenz
Notary Public in and for the State of Washington
Residing at Sedro Woolley, WA
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

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

Dated: March 6, 1998
Recorded: March 27, 1998
Auditor's No: 9803270116
Executed by: Landed Gentry Development, Inc.

B. 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.

C. 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.

D. 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: March 27, 1998
Auditor's File No: 9803270116

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

Plat/Subdivision Name: Courtyard Gardens Condominium
Recorded: December 18, 1998
Auditor's No: 9812180179

Said matters include but are not limited to the following:

1. The undersigned owner in fee simple, "DECLARANT", hereby declares this Survey Map and dedicate the same for condominium purposes. This Survey Map and Plans and any portion thereof shall be restricted by the terms of the Condominium Declaration filed contemporaneously herewith, this dedication is not for any other use than to meet the requirements of the Washington Condominium Act for a Survey and Plans to submit the property to the Act as provided in the Declaration.



200801110095
Skagit County Auditor