

When recorded return to:
Richard Patsfield
323-A N. Laventure Road
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 105343



Skagit County Auditor

\$73.00

5/6/2013 Page

1 of

2 3:46PM

Statutory Warranty Deed

105343-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Terry W. Minor and Thea D. Minor, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard Patsfield the following described real estate, situated in the County of Skagit, State of Washington

* an unmarried man

Abbreviated Legal:

Unit 323-A Building A Courtyard Gardens Condominium

Tax Parcel Number(s): P114300, 4726-001-001-0000

Unit 323-A of Building "A" 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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 5-6-13

Terry W. Minor
Terry W. Minor

Thea D. Minor
Thea D. Minor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131646

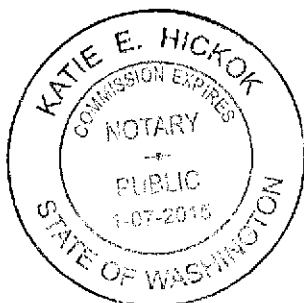
MAY 06 2013

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$1,998.60
Skagit Co. Treasurer
By mdm Deputy

I certify that I know or have satisfactory evidence that Terry W. Minor and Thea D. Minor, 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: 5-6-13



Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at mt vernon
My appointment expires: 1/07/2015

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 105343

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.

Said covenants include provisions regarding age restrictions and impact fees.

B. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 9812180179
Volume/Page: Volume 17 of Plats, pages 40 and 41
Survey Affects: Condominium

C. Provisions contained in the dedication of the Condominium Plat, as follows:

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.

D. 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.

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: March 27, 1998
Auditor's No: 9803270116

