



**When recorded return to:**  
 Richard Duffy and Carol Duffy  
 821-A LaVenture Street  
 Mount Vernon, WA 98273

Skagit County Auditor \$74.00  
 5/30/2013 Page 1 of 3 10:36AM

Filed for record at the request of:



**CHICAGO TITLE  
 COMPANY**

425 Commercial  
 Mount Vernon, WA 98273  
 Escrow No.: 620018990

**CHICAGO TITLE**  
 020018990

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott R. Broadway, Personal Representative of the Estate of Lois J Broadway, Deceased, in accordance with probate case no. 08-4-00271-3, filed in Skagit County Superior Court, State of Washington

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard Duffy and Carol Duffy, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

Unit A, Building 821, HOME COURT CONDOMINIUM, according to the Declaration thereof recorded September 29, 1998, under Auditor's File No. 9809290183 And Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 17 through 21, records of Skagit County Washington; being a portion of Section 20, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P113516 / 4720-000-821-0100

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018990, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 28, 2013

**The Estate of Lois J Broadway, Deceased**

BY: Scott R. Broadway  
 Scott R. Broadway, Personal Representative

**SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX**

20131969  
 MAY 30 2013

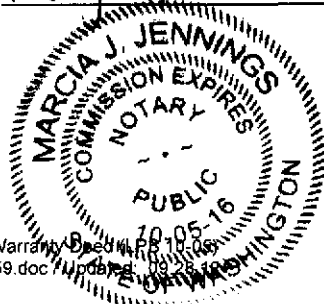
Amount Paid \$ 1357.<sup>88</sup>  
 Skagit Co. Treasurer  
 By nam Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Scott R. Broadway

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Lois J. Broadway, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 29, 2013



Marcia J. Jennings  
 Name: Marcia J. Jennings  
 Notary Public in and for the State of WA  
 Residing at: Sedro-Woolley, WA  
 My appointment expires: 10/5/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on REPLAT OF LOTS 17, 18, 19, 20 AND 21 OF HOMEPLACE  
Recording No: 8910050030
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 18, 1993  
Auditor's No.: 9310180155, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: As Constructed
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on REPLAT OF LOT 30, IN REPLAT OF LOTS 17, 18, 19, 20 AND 21, HOMEPLACE  
Recording No: 9505310037
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HOME COURT CONDOMINIUMS  
Recording No: 9809290182
5. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: June 5, 1989  
Auditor's No.: 8906050020, records of Skagit County, Washington  
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan
6. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;  
Recorded: September 29, 1998  
Auditor's No.: 9809290183, records of Skagit County, Washington
7. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
8. City, county or local improvement district assessments, if any.
9. Dues, charges, and assessments, if any, levied by Home Court Condominium Association.
10. Assessments, if any, levied by City of Mount Vernon



201305300040

**SCHEDULE "B"**  
Special Exceptions (continued)

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201305300040