

When recorded return to:
Karen A. Richardson, Trustee of the Karen A. Richardson Revocable
1405 Mallard View Drive #4
Mount Vernon, WA 98274



201312020151

Skagit County Auditor

\$74.00

12/2/2013 Page

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3 4:00PM

Recorded at the request of:

File Number: 103756

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Heirs and Devisees of Louise L. Andress, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Karen A. Richardson, Trustee of the Karen A. Richardson Revocable Living Trust, dated April 27, 2004 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 4, Building 3, "MALLARD VIEW CONDOMINIUM PHASE II"

Tax Parcel Number(s): P114391, 4729-003-004-0000

Unit 4, Building 3, "MALLARD VIEW CONDOMINIUM PHASE II", according to the Declaration thereof recorded August 30, 2000 under Auditor's File No. 200008300094, and as amended by Auditor's File No. 200707270127; records of Skagit County, Washington; AND the Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 51 through 55, inclusive, 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 per Exhibit "A" attached hereto

Dated 11/25/2013

The Estate of Louise L. Andress

By: Kristine Andress, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134799
DEC 02 2013

Amount Paid \$ 3,209.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATE OF Utah
COUNTY OF Utah } SS:

I certify that I know or have satisfactory evidence that Kristine Andress is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of The Estate of Louise L. Andress, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 26, 2013

Jennifer Menlove
Notary Public in and for the State of Utah
Residing at Utah Community Credit Union
My appointment expires: August 16, 2017

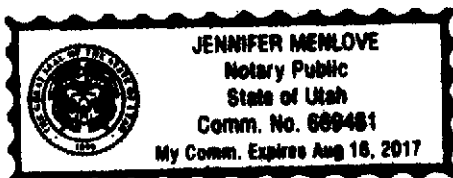


Exhibit A

SCHEDULE "B-1"

EXCEPTIONS:

A. Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

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

Dated: September 19, 1996
Recorded: September 20, 1996
Auditor's No: 9609200054
Executed by: Interwest Properties, Inc.

C. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
municipal corporation
Dated: November 30, 1998
Recorded: December 1, 1998
Auditor's No: 9812010039
Purpose: Water line, lines or related facilities
Area Affected: Common areas

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

Plat/Subdivision Name: Mallard View Condominium Phase II
Recorded: March 17, 1999
Auditor's No: 9903170098

Said matters include but are not limited to the following:

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.

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.



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The undersigned owners is 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 under Skagit County Auditor's File Number 9812090060 and Supplemental 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.

Utility easement(s), common areas and elevations:

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: December 9, 1998
Auditor's File No: 9812090060

Supplemental Declaration recorded under Auditor's File Nos. 9903170099, 200008300094 and 200707270127.

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation
Dated: February 5, 1999
Recorded: March 1, 1999
Auditor's No: 9903010207
Purpose: Natural gas pipeline or pipelines
Area Affected: Common areas

H. 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.

I. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Mallard View, a Condominium, or any amendment thereto or under the bylaws adopted pursuant to said declaration to the extent provided for by R.C.W. 64.34.



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