



201410170018

When recorded return to:
Shelli Eubanks-Highet
1616 N. 18th Street, Suite 160
Mount Vernon, WA 98273

Skagit County Auditor \$75.00
10/17/2014 Page 1 of 4 10:55AM

Recorded at the request of:
Guardian Northwest Title
File Number: 108314

Statutory Warranty Deed

108314-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mark A. Gubrud and Judy A. Gubrud, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shelli Eubanks-Highet, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 1, "College Way Office Complex Condominium"

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P103192, 4603-000-001-0000

Dated 10/13/2014

Mark A. Gubrud
Mark A. Gubrud

Judy A. Gubrud
Judy A. Gubrud

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143907
OCT 17 2014

STATE OF Washington
COUNTY OF Chelan SS:

Amount Paid \$5,523.⁰⁰
Skagit Co. Treasurer
By Tom Deputy

I certify that I know or have satisfactory evidence that Mark A. Gubrud and Judy A. Gubrud, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10/14/14

Printed Name: Jennifer L. Bolin
Notary Public in and for the State of Washington
Residing at Emmett
My appointment expires: July 11, 2018

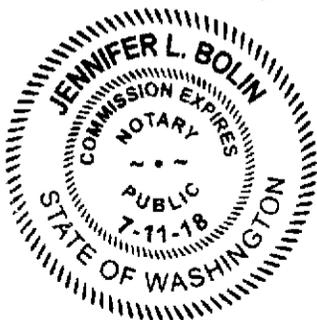


EXHIBIT A

An undivided 1/2 interest in the following described property:

Unit 1, "COLLEGE WAY OFFICE COMPLEX CONDOMINIUM", as shown on Survey and Floor Plans recorded June 3, 1993 in Volume 15 of Plats, page 86, 87 and 88, under Auditor's File No. 9306030080, and as identified by Declaration recorded June 3, 1993, under Auditor's File No. 9306030081.

TOGETHER WITH an undivided 28.6 percentage interest in the common and limited common areas within said Plat of "COLLEGE WAY OFFICE COMPLEX CONDOMINIUM".

TOGETHER WITH a non-exclusive and exclusive use of and access to the common areas and limited common areas as set forth in said Declarations.



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EXHIBIT B

A. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Dated: JUNE 3, 1991
Recorded: JULY 22, 1991
Auditor's No.: 9107220048
Purpose: Constructing and maintaining highway slopes in excavation and/or embankment, together with the right of placing personnel and equipment thereon for slope grading
Area Affected: The North 10 feet of the subject property (Affects common areas)

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: MAY 4, 1993
Recorded: MAY 13, 1993
Auditor's No.: 9305130099
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution systems, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Location: The East 20 feet of the North 60 feet (Affects common areas)

C. Terms, provisions and limitations contained in Horizontal Property Regimes Act, Chapter 156. Laws of 1963, R.C.W. 64.32, as amended.

D. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File Number 9306030081.

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

Plat/Subdivision Name: College Way Office Complex Condominium
Recorded: June 3, 1993
Auditor's No.: 9306030080



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F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation of the State of Washington
And: Mark A. Gubrud and Judy A. Gubrud, husband and wife, Ronald L. Wortham and Lee Ann Wortham, husband and wife, Duane M. Gilliland and Patricia L. Gilliland, husband and wife and Dean Smiley and Colleen Smiley, husband and wife
Dated: April 26, 1993
Recorded: August 24, 1993
Auditor's No.: 9308240076
Regarding: Power of Attorney and Agreement Regarding Formation of Local Improvement District

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: John V. Gubrud and Claudette S. Gubrud and Dean A. Smiley and Colleen K. Smiley
And: McDonald's Corporation
Dated: May 1, 1997
Recorded: June 3, 1997
Auditor's No.: 9706030055
Regarding: Covenant Not to Compete



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