



201502130063

Skagit County Auditor

\$75.00

2/13/2015 Page

1 of

4 11:36AM

When recorded return to:

Roberto A. Bejar
803 S Laventure Rd Unit A
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023048

CHICAGO TITLE
620023048

STATUTORY WARRANTY DEED

THE GRANTOR(S) William H. Adams and Anita K. Adams, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Roberto A. Bejar, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Unit B, 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): P113517, 4720-000-821-0200

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023048, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: February 10, 2015

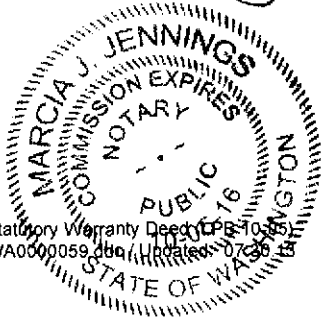
William H. Adams
William H. Adams

Anita K. Adams
Anita K. Adams

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
William H. Adams and Anita K. Adams
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: February 12, 2015



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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015436
FEB 13 2015

Amount Paid \$ 1874.00
Skagit Co. Treasurer
By mem Deputy

SCHEDULE "B"

Special Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Notes on the face of Replat of Lots 17, 18, 19, 20, and 21 of "Homeplace" recorded October 5, 1989 in Volume 14 of Plats, pages 93 and 94, under Auditor's File No. 8910050030, records of Skagit County, Washington;
The charge in lieu of assessment for each lot in this subdivision shall be \$600.00. (This charge includes a credit of \$0.00 for installed sewer lines.) A standard participation contract must be executed and the said amount paid prior to the issuance of a sewer permit.
B. NOTE: Tract A is to be conveyed to the owner of Lot 22, Widnor Drive and is not to be considered as a building site.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 18, 1993
Auditor's No(s): 9310180155, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As Constructed
4. Notes on the face of Replat of Lot 30 of "Homeplace" recorded May 31, 1995 in Volume 16 of Plats, pages 47 and 48, under Auditor's File No. 9505310037, records of Skagit County, Washington;
The structures within this easement area are intended for parking, sports court, and storm water detention. No changes that affect parking or detention shall be made to said structures without the prior consent of the City of Mount Vernon.
Maintenance of the structures are the sole responsibility of the owner of Lot 33. The City of Mount Vernon is hereby granted the right to enter said premises for emergency purposes at their discretion.

The easements as shown on the face of this plat for lots 31, 32 and 33 eliminate and or supercede those easements shown on the Lot 30 of the replat of lots 17, 18, 19, 20 and 21 Homeplace per plat recorded in Volume 14 of Plats, pages 93 – 94.
5. Easement provisions contained on the face of said Replat of Lot 30 of "Homeplace", as follows:
An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purpose stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
6. Easement provisions contained on the face of said Replat of Lot 30 of "Homeplace", as follows:
Private Drainage Easement
An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the area designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives and assigns.
The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.
7. Notes on the face of "Home Court Condominium" recorded September 29, 1998 in Volume 17 of Plats, pages 17 through 21, under Auditor's File No. 9809290182, records of Skagit County, Washington;
Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.
Floor and ceiling elevations are shown in feet and tenths of feet. Interior to bottom face of



SCHEDULE "B"

Special Exceptions

finished ceilings and top of constructed sub floors.

Interior dimensions are shown in feet and tenths of feet and represent interior measurements to face of sheet rock.

Bench Mark – Southeast corner of concrete pad for power vault between Building #803 and #811 (See Sheet 2 of 5)

Elevation – 201.0

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.

This survey has shown occupational indicators (fence line) as per W.A.C. Chapter 332.130. Lines of occupation may indicate areas for potential claims of unwritten ownership. This survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based on unwritten rights has been made or implied by this survey.

Building dimensions noted represent building exterior.

The structures within this easement area are intended for parking, sports court, and storm water detention. No changes that affect parking or detention shall be made to said structures without the prior consent of the City of Mount Vernon.

Maintenance of the structures are the sole responsibility of the owner of Lot 33.

The City of Mount Vernon is hereby granted the right to enter said premises for emergency purposes at their discretion.

8. Easement delineated on the face of said Home Court Condominium;
For: Drainage
Affects: Various portions of said plat
9. Easement delineated on the face of said Home Court Condominiums;
For: Utilities
Affects: Various portions of said plat
10. Easement delineated on the face of said Home Court Condominium;
For: Sanitary sewer
Affects: Various portions of said plat
11. Easement delineated on the face of said Home Court Condominium;
For: Storm drain and catch basin
Affects: Various portions of said plat
12. Easement delineated on the face of said Home Court Condominium;
For: Ingress and egress
Affects: Various portions of said plat
13. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: June 5, 1989
Auditor's No(s): 8906050020, records of Skagit County, Washington
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan
14. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law
Recorded: September 29, 1998
Auditor's No.: 9809290183, records of Skagit County, Washington



SCHEDULE "B"
Special Exceptions

15. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
16. Assessments, if any, levied by City of Mount Vernon.
17. City, county or local improvement district assessments, if any.
18. Assessments, dues and charges, if any, levied by Unit Owners Association of Home Court Condominium.
19. 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.



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