



201506260013

Skagit County Auditor

\$73.00

6/26/2015 Page

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2 9:30AM

When recorded return to:

Irma J. Richard
325 N LaVenture Road Unit D
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024318

STATUTORY WARRANTY DEED

THE GRANTOR(S) Veena Kumari, an unmarried woman who acquired title as Veena K. Brown for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Irma J. Richard, an unmarried woman

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

Unit 325-D, Building B, 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 December 18, 1998, under Auditor's File No. 9812180180, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P114307 / 4726-002-004-0000,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024318, Schedule B, Special Excpetions, which are attached hereto and made a part hereof.

Dated: June 23, 2015

Veena Kumari

Veena Kumari

State of

Washington

County of

Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152398

JUN 26 2015

Amount Paid \$ 3,031.⁰⁰

Skagit Co. Treasurer

By *Mum* Deputy

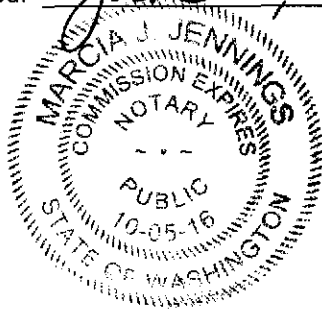
I certify that I know or have satisfactory evidence that

Veena Kumari

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:

June 25, 2015



Marcia J. Jennings

Name:

Marcia J. Jennings

Notary Public in and for the State of

Residing at:

Sedro-Woolley

My appointment expires:

10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants 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 applicable law;
Recorded: March 27, 1998
Auditor's No(s): 9803270116, records of Skagit County, Washington
Executed By: Landed Gentry Development, Inc.
2. 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: December 18, 1998
Auditor's No.: 9812180180, records of Skagit County, Washington
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 18, 1998
Auditor's No(s): 9812180180, records of Skagit County, Washington
Imposed By: Unit Owner's Association of Courtyard Gardens
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 COURTYARD GARDENS CONDO:

Recording No: 9812180179
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.
7. Assessments, if any, levied by Unit Owner's Association of Courtyard Gardens.
8. 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.