



201604290077

Skagit County Auditor \$75.00
4/29/2016 Page 1 of 3 10:51AM

When recorded return to:
Sarah Berry and Gordon Berry
17633 Skyridge Drive
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 111314

Statutory Warranty Deed

111314

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Rick A. Hanson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sarah Berry and Gordon Berry, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 2, Kendall Place Condominium

Tax Parcel Number(s): P125653, 4914-000-002-0000

Unit 2, "KENDALL PLACE CONDOMINIUM", (a condominium), according to the Amended Declaration thereof recorded September 6, 2007, under Auditor's File No. 200709060103, records of Skagit County, Washington, and Survey Map and Plans thereof recorded under Auditor's File No. 200701240072, 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 described in Exhibit "A" attached hereto

Dated 4-22-16

Rick Hanson

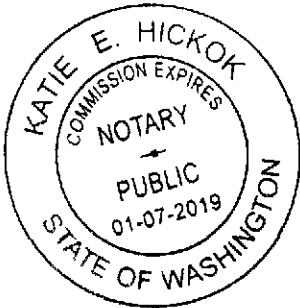
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161639
APR 29 2016

Amount Paid \$ 2372.⁴⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rick Hanson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-22-16



Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111314
~~6011~~

SCHEDULE "B-1"

EXCEPTIONS:

A. 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.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: May 24, 2006
Auditor's No.: 200605240036
Purpose: The right to construct, install, operate, maintain, protect, improve, repair and abandon in place a natural gas pipeline or pipelines, regulation devices and metering equipment. Together with, the non-exclusive right of access to and from said property for the purposes of utilizing the rights
Area Affected: Common area

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Recorded: August 11, 2006
Auditor's No.: 200608110158
Purpose: Right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications.
Area Affected: Common area

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111314
~~7844~~

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: October 24, 2006
Auditor's No.: 200610240038
Purpose: The perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, sewer and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocated, connect to an located at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water, sewer an electronic information.
Area Affected: Common area

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Kendall Place Condominium
Recorded: January 24, 2007
Auditor's No.: 200701240072

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: January 24, 2007
Auditor's File No.: 200701240073

Said instrument was modified by instrument recorded September 6, 2007, under Auditor's File No. 200709060103.