



201606090005

Skagit County Auditor

\$75.00

6/9/2016 Page

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3 10:31AM

When recorded return to:
Orlando Vargas and Maureen Vargas
712 NW 353rd Street
La Center, WA 98629

Recorded at the request of:
Guardian Northwest Title
File Number: 111387

Statutory Warranty Deed

111387

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kellie Ann Noel, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as Part of 1031 tax deferred exchange in hand paid, conveys and warrants to Orlando Vargas and Maureen Vargas, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Apartment 8, Fellman Condominium

Tax Parcel Number(s): P81431, 4398-000-008-0004

Apartment 8, FELLMAN CONDOMINIUM, a condominium, according to Declaration thereof recorded under Auditor's File No. 7905090046 and Survey Map and Plans thereof recorded in Volume 12 of Plats, pages 58 through 63, records of Skagit County, Washington; being a portion of Lots 1 and 2, MOUNT VERNON SHORT PLAT NO. 13-77, recorded July 29, 1977, in Volume 2 of Short Plats, page 93, 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 6-2-16
[Signature]
Kellie A. Noel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2342

JUN 09 2016

Amount Paid \$ 1073.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kellie A. Noel, 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: 6-2-16

[Signature]

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

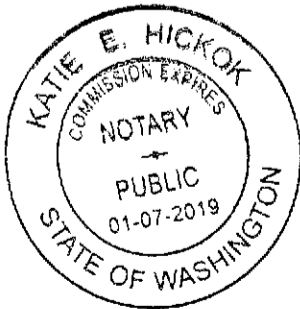


Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111387
~~70112~~

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS & PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc., and Nationwide Cablevision, Inc.
Purpose: Underground conduits, cables and wires
Dated: November 20, 1978
Recorded: November 22, 1978
Auditor's No.: 891759
Area Affected: Common area

B. EASEMENT, INCLUDING THE TERMS & PROVISIONS THEREOF:

Grantee: Present and future owners of Lots 3 and 4 of Short Plat No. MV-13-77
Purpose: "... the right to install, lay, construct, renew, operate and maintain or to remove underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving said Lots 1, 2, 3 and 4 with ingress and egress to and from the same, on, over, under and through a tract of land..."
Dated: November 20, 1978
Recorded: November 20, 1978
Auditor's No.: 891760
Area Affected: Common area

C. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32), as now amended or as it may hereafter be amended.

D. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in Condominium Declaration, and as may be contained in the By-Laws adopted pursuant to said Declaration dated May 8, 1979, recorded May 9, 1979 under Auditor's File No. 7905090046.

Amended and Restated Condominium Declaration recorded January 9, 2009 under Auditor's File No. 200901090062.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111387
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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners of Lots 2 and 4 of Mount Vernon
Short Plat No. 13-77
Recorded: November 22, 1978
Auditor's No.: 891761
Purpose: Sewer and water lines together with right of ingress and
egress to same
Area Affected: Common areas, reference being made to the record for full
particulars

F. 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.