

When recorded return to:
Gregory O. Morgan and Joyce L. Morgan
2615 Fairway Drive
Bozeman, MT 59715

Recorded at the request of:
Guardian Northwest Title
File Number: A112440



Skagit County Auditor
10/7/2016 Page

1 of

\$75.00
3 10:31AM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Summer Suzanne Odom, a married woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gregory O. Morgan and Joyce L. Morgan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 1509, Westside Condominium

Tax Parcel Number(s): P124154, 4880-000-509-0000

Unit 1509, "WESTSIDE CONDOMINIUM", according to the Declaration recorded on January 27, 2006, under Auditor's File No. 200601270043, records of Skagit County, Washington, and the Survey Map and Plans recorded on January 27, 2006, under Auditor's File No. 200601270044, 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 10/04/2016

Summer Suzanne Odom
Summer Suzanne Odom

20164579
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2016

Amount Paid \$ 4517.30
By Skagit Co. Treasurer Deputy

STATE OF Virginia }
COUNTY OF Chesapeake } SS:

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

Date: 10/05/2016

Lisa C. Parker
Printed Name: Lisa C. Parker
Notary Public in and for the State of Virginia
Residing at Chesapeake
My appointment expires: 08/31/2017

Lisa C. Parker
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7569245
My Commission Expires 08/31/2017

Lisa C. Parker
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7569245
My Commission Expires 08/31/2017

EXHIBIT A

EXCEPTIONS:

A. Any tax, fee, assessment or charge as may be levied by Skyline Property Owners Association.

B. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031 and all amendments thereto.

Said Bylaws have been amended by documents recorded as the following Auditor's File Nos. 201010180061, 201010250050, 201208220010 and 201308290044.

C. Terms and conditions of Articles of Incorporation and Bylaws of Westside Condominiums Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto.

D. 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: Plat of Skyline No. 16
Recorded: June 28, 1972
Auditor's No.: 770308

E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 28, 1972
Auditor's No.: 770309

Said instrument was modified by instrument recorded June 16, 2005, under Auditor's File No. 200506160146.

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
Purpose: Transmission line
Affects: Exact location not disclosed on the record.

G. TERMS, CONDITIONS OF ANY UNRECORDED EASEMENT AS DISCLOSED BY RECITALS CONTAINED IN INSTRUMENTS HEREIN SET FORTH AND OTHER INSTRUMENTS OF RECORD:

In Favor Of: United States Coast Guard
Purpose: Underground power line, together with right of ingress and egress
Area Affected: The exact location of said easement is not disclosed on the record
Instruments Recorded: July 3, 1961 and March 29, 1962
Auditor's Nos.: 609474 and 619670, respectively

H. 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 may hereafter be amended.

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.

Order No:

I. 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 27, 2006
Auditor's File No.: 200601270043

J. 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: Survey Plans for Westside Condominium
Recorded: January 27, 2006
Auditor's No.: 20061270044