

When recorded return to:

Ruben Pacheco
New Direction IRA, Inc., FBO Nancy Sonnenfeld,
Trad IRA
1070 West Century Drive, Suite 101
Louisville, CO 80027



201611230039

Skagit County Auditor

\$76.00

11/23/2016 Page

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4 11:48AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE

020029444

Escrow No.: 245387806

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tracylyn Connell, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to New Direction IRA, Inc., FBO Nancy Sonnenfeld, Trad IRA

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

Unit 8, KENDALL PLACE CONDOMINIUM, (a condominium), according to the Amended Declaration thereof recorded September 6, 2007, under Auditor's File Number 200709060103, records of Skagit County, Washington, And Survey Map and Plans thereof recorded under Auditor's File Number 200701240072, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125659

Subject to:

Subject to Exhibit "A"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/11/23

NOV 23 2016

Amount Paid \$2675.00

Skagit Co. Treasurer

By *MB*

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2016

Tracylyn Connell
Tracylyn Connell

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Tracylyn Connell is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Nov. 21, 2016

Susie Gale
Name: Susie Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/18

SUSIE GALE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09/11/2018

EXHIBIT "A"

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 24, 2006
Auditor's No(s): 200605240036, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: 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 purpose of utilizing the rights
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 11, 2006
Auditor's No(s): 200608110158, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: 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.
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 24, 2006
Auditor's No(s): 200610240038, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: 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, relocate, connect to and locate 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 and electronic information
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 Kendall Place Condominium:

Recording No: 200701240072
5. Covenants, conditions, assessments, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 24, 2007
Recording No.: 200701240073

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 6, 2007 and April 19, 2016

Recording No.: 200709060103 and 201604190049

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Kendall Place Condominium Homeowners Association

Recording Date: January 24, 2007

Recording No.: 200701240073