

When recorded return to:

Faraz Anwar, a married man as his sole and separate property
2021 North Laventure Road #104
Mount Vernon, WA 98273



201705010201

Skagit County Auditor

\$76.00

5/1/2017 Page

1 of

4 3:45PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620030304

CHICAGO TITLE

020030304

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nils S. Lindahl, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Faraz Anwar, a married man as his sole and separate property

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

Unit 104, DEER RUNN CONDOMINIUM, according to Declaration thereof recorded under Auditor's File No. 872397, being a re-record of Auditor's File No. 871205 and any amendments thereto; AND Survey Map and Plans thereof recorded in Volume 11 of Plats, pages 97 through 102, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80511 / 4368-000-104-0003

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 18, 2017

Nils S. Lindahl

Nils S. Lindahl

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171941

MAY 01 2017

Amount Paid \$ 2292.40

Skagit Co. Treasurer

By *M6*

Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that

Nils S Lindahl
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 19, 2017

Don Graham
Name: Don Graham
Notary Public in and for the State of WA
Residing at: Bothell, WA
My appointment expires: 4-9-21

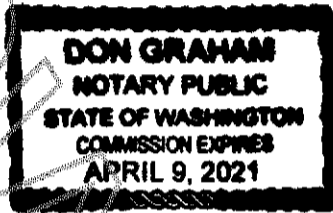


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 1, 1978
Auditor's No(s): 871410, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipe line or lines
Affects: a strip of land 25 feet in width, across portions of the common areas

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 8, 1978
Auditor's No(s): 881040, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width, across a portion of the common area

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DEER RUNN CONDOMINIUM:

Recording No: 871204

4. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Declaration and Covenants, Conditions, Restrictions and Reservations for Deer Runn No. 1, a condominium
Recording Date: January 20, 1978
Recording No.: 872397 (being a re-recording of AF871205)

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1990
Recording No.: 9012140051

5. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

6. Agreement, including the terms and conditions thereof; entered into,
By: Deer Runn Condo. Homeowners Assoc.
And Between: Condo unit owners
Recorded: March 10, 1988
Auditor's No.: 8803100014, records of Skagit County, Washington
Providing: Assignment of covered parking spaces to specific condo units

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Grantee: Mt. Baker Mutual Savings Bank, as Trustees for a nonprofit corporation by the Condominium apartment Unit Owners of Deer Runn Condominium
Dated: October 14, 1979
Recorded: October 19, 1979
Auditor's No(s): 7910190038, records of Skagit County, Washington
For: Erect a fence
Affects: Northerly line of the subject property

8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Grantee: Mt. Baker Bank, a Savings Bank, and a Washington Corporation

EXHIBIT "A"

Exceptions (continued)

- Recorded: May 10, 1985
Auditor's No(s): 8505100033, records of Skagit County, Washington
For: Ingress, egress, roadway and utilities
Affects: Portion of the South 60 feet of the subject property
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Grantee: Mt. Baker Bank
Recorded: October 24, 1985
Auditor's No(s): 8510240046, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: Over and across the East 354.56 feet of the South 25 feet of a portion of the subject property
10. An easement for emergency vehicular access in favor of Deer Runn Condominium Owners Association as described in the judgment of the Skagit County Superior Court, Cause No. 86-2-00457-5 entered on January 6, 1989, covering a portion of the common area as set forth in said judgment.
- An non exclusive easement for road and utilities in favor of the Deer Runn Condominium Owners Association, as further reserved for the benefit of the real property described in Auditor's File No. 8912210088 to the Southwest as said easement id identified in Skagit County Auditor's File No. 8510240046, covering a portion of the common areas as set forth in Auditor's File No. 9010050028.
- An easement for parking, ingress, egress and utilities in favor of Deer Runn Condominium Owners Association as set forth in the judgment of the Skagit County Superior Court, Cause no. 86-2-00457-5 entered on January 6, 1989, covering a portion of the common areas as set forth in said judgment.
- Rights of ingress and egress over portions of the plat designated as common areas or limited common area and the right to use said areas for all property purposes in favor of the other holders of undivided interest of occupants of the numbered apartment units.
11. Agreement, including the terms and conditions thereof, entered into;
By: Deer Runn Condominium Homeowners Association
And Between: Charter Builders, Inc.
Recorded: May 19, 2006
Auditor's No. 200605190039, records of Skagit County, Washington
Providing: Road Maintenance Agreement
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Deer Runn Condominium Association.