

When recorded return to:
John A. Leamon and Ruth Z.E. Bernabe



201705310109

Skagit County Auditor

\$75.00

5/31/2017 Page

1 of

3 2:25PM

Recorded at the request of:
Guardian Northwest Title
File Number: 113796

Statutory Warranty Deed

113796
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Roy A. Short and Carol Ann Short, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John A. Leamon and Ruth Z.E. Bernabe, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 325-B, Building B, Courtyard Gardens Condominium

Tax Parcel Number(s): P114305, 4726-002-002-0000

Unit 325-B, Building B, "COURTYARD GARDENS CONDOMINIUM", as per Survey Map recorded in Volume 17 of Plats, pages 40 and 41, and "CONDOMINIUM DECLARATION FOR COURTYARD GARDENS CONDOMINIUM", recorded under Auditor's File No. 9812180180, 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

5-31-17

Roy A Short

Carol Ann Short

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172389

MAY 31 2017

Amount Paid \$ 2265.60

Skagit Co. Treasurer

By Nam Deputy

STATE OF WA
COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Roy A Short and Carol Ann Short, 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.

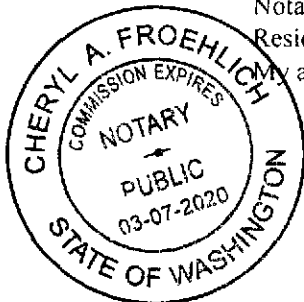
Date: 5-31-17

Printed Name: Cheryl A Froehlich

Notary Public in and for the State of WA

Residing at Sedro Woolley

My appointment expires: 3/1/2020



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Dated _____

Roy A Short _____

Carol Ann Short
Carol Ann Short

I CERTIFY THAT I KNOW OR HAVE EVIDENCE THAT CAROL ANN SHORT, THE PERSONS 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.  RONALD KIRSCH, President of Vanderburgh County, IN, Commission Expires: September 26, 2018. STATE OF INDIANA COUNTY OF KNOX SS:

I certify that I know or have satisfactory evidence that Roy A Short and Carol Ann Short, 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

Date: 5/30/17

PRINTED NAME

NOTARY PUBLIC STATE

RESIDING AT

MY APPOINTMENT EXPIRES

Printed Name:

Notary Public in and for the State of

Residing at

My appointment expires

Ronald Kirsch
RONALD KIRSCH

INDIANA

EVANSVILLE INDIANA

9/26/2018

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

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

Dated: March 6, 1998
Recorded: March 27, 1998
Auditor's No: 9803270116
Executed by: Landed Gentry Development, Inc.

Said covenants include provisions regarding age restrictions and impact fees.

B. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No.: 9812180179
Volume/Page: Volume 17 of Plats, pages 40 and 41
Survey Affects: Condominium

C. Provisions contained in the dedication of the Condominium Plat, as follows:

The undersigned owner in fee simple, "Declarant", hereby declares this Survey Map and dedicate the same for condominium purposes. This Survey Map and Plans and any portion thereof shall be restricted by the terms of the Condominium Declaration filed contemporaneously herewith, this dedication is not for any other use than to meet the requirements of the Washington Condominium Act for a Survey and Plans to submit the property to the Act as provided in the Declaration.

D. 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.

E. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the By-Laws adopted pursuant to said Declaration:

Recorded: December 18, 1998
Auditor's No: 9812180180