



201706280022

Skagit County Auditor

\$75.00

6/28/2017 Page

1 of

3 10:35AM

When recorded return to:
Kathy Bradford
192 Township Street
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 113965

Statutory Warranty Deed

113965
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Tim R. Salerno and Marie A. Salerno, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Kathy Bradford, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 5, Roosevelt Business Center Condo

Tax Parcel Number(s): P106645, 4642-000-005-0004

Unit 5 of "ROOSEVELT BUSINESS CENTER CONDOMINIUM", as per the Declaration thereof, recorded under Auditor's File No. 9501170108 in Volume 16 of Plats, page 15, records of Skagit County, Washington.

Unrecorded Lease Dated April 28, 1999 as disclosed by Auditor's File No. 9904300172 is no longer in effect.

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 6-26-17

Tim Salerno

Marie Salerno

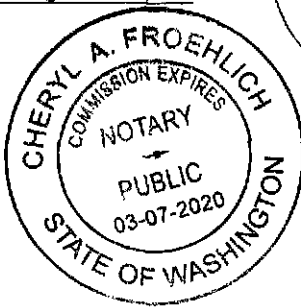
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172849
JUN 28 2017

Amount Paid \$3565.00
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tim Salerno and Marie Salerno, 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: 6-26-17



Printed Name: Katie Hickok Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 37780

Exhibit A

EXCEPTIONS:

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

Recorded: March 23, 1977
Recorded: May 19, 1978
Auditor's No.: 879820
Executed By: Parker J. Buck and Ruby A. Potter

Said covenants have also been amended, modified or in part waived as to some lots of the "PARKER BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

Said Covenants were amended by documents recorded as Auditor's File Nos. 8101200041, 8412130027, 8501310044, and 8808230079.

B. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Plat of Parker Business Center
Recorded: December 2, 1977
Auditor's No.: 869706

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation
And: Bescal Properties, a Washington Corporation
Dated: August 28, 1994
Recorded: August 30, 1994
Auditor's No.: 9408300084

By said instrument the City of Mount Vernon also acknowledged payment of \$918.00.

D. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Roosevelt Business Center Condominium
Recorded: January 17, 1995
Auditor's No.: 9501170107

E. 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 17, 1995
Auditor's File No. 9501170108

F. 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.

G. 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.

H. TERMS AND CONDITIONS OF COVENANT NOT TO COMPETE:

Recorded: June 3, 1997
Auditor's No.: 9706030055