



201707100142

When recorded return to:  
 William M. DeRemer and Yadira DeRemer  
 16390 Indian Road  
 Laconner, WA 98257

Skagit County Auditor \$75.00  
 7/10/2017 Page 1 of 3 2:05PM

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: 114073

### Statutory Warranty Deed

114073  
 GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Leslie Christian, who acquired title as Leslie Mauldin, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **William M. DeRemer and Yadira DeRemer**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
 Unit B, Building 811, Home Court Condo

Tax Parcel Number(s): **P113521, 4720-000-811-0200**

Unit B, Building 811, "HOME COURT CONDOMINIUM", as filed in Volume 17 of Plats, Pages 17-21, recorded September 29, 1998 under Auditor's File No. 9809290182, records of Skagit County, Washington;

TOGETHER WITH an undivided percentage of those common areas pursuant to that Condominium Declaration as recorded September 29, 1998, under Auditor's File No. 9809290183, and as may be amended.

Situated in County of Skagit, State of 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 7-3-17

Leslie Christian  
 Leslie Christian

Dennis Christian  
 Dennis Christian

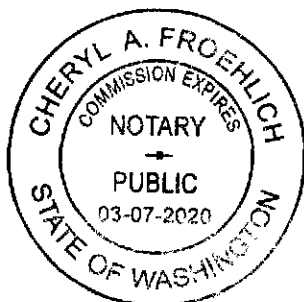
SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX  
 20173129  
 JUL 10 2017

STATE OF Washington }  
 COUNTY OF Skagit } SS:

Amount Paid \$ 2141.00  
 Skagit Co. Treasurer  
 By HB Deputy

I certify that I know or have satisfactory evidence that Leslie Christian and Dennis Christian, 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: 7-3-17



Printed Name: Katie Hickok Cheryl A Froehlich  
 Notary Public in and for the State of Washington  
 Residing at Secho Woolly  
 My appointment expires: 1/07/2019 3/7/20

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: June 2, 1989  
Recorded: June 5, 1989  
Auditor's No: 8906050020  
Executed by: Ted C. Johnson; Kendall D. Gentry and Nancy F. Gentry, husband and wife

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: October 11, 1993  
Recorded: October 18, 1993  
Auditor's No: 9310180155  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

Easement No. 1: The East 7 feet of the North 75.56 feet of the above-described property.

Easement No. 2 : The West 30 feet of the East 168 feet of the South 30 feet of the North 76.40 feet of the above described property.

Easement No. 3: The East 168 feet of the North 10 feet of the South 106.57 feet of the above described property.

C. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the Plat.

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:

Plat/Subdivision Name: Home Court Condominium  
Recorded: September 29, 1998  
Auditor's No: 9809290182

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: September 29, 1998

Auditor's No: 9809290183

Including the right of the declarant to withdraw portions of the common elements and/or to encumber any portion of said common elements.

F. 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.