

When recorded return to:
Virgil J Nielsen and Karen W Nielsen
1534 Mohave Drive
Colton, CA 92324



201708180093

Skagit County Auditor \$80.00
8/18/2017 Page 1 of 7 3:59PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031567

CHICAGO TITLE
020031567

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen J. Waszak and Jan Kirkwood Waszak, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Virgil J Nielsen and Karen W Nielsen, a married couple as joint
tenants

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

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

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

Unit(S): 2 Condo: Mallard View Condo Phase II

Tax Parcel Number(s): P114389 / 4729-003-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173904

AUG 18 2017

Amount Paid \$ 4410.50
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2017

Stephen J. Waszak, M.D.
Stephen J. Waszak

Jan Kirkwood Waszak
Jan Kirkwood Waszak

State of WASHINGTON
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Stephen J. Waszak and Jan Kirkwood Waszak are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/17/17

Kay Hellman
Name: Kay Hellman
Notary Public in and for the State of Washington
Residing at: Shoreline
My appointment expires: 5-9-2019

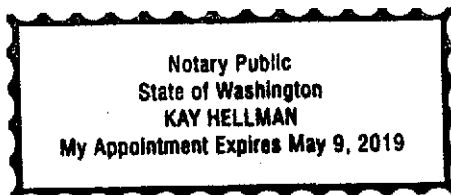


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114389 / 4729-003-002-0000

Unit 2, Building 3, MALLARD VIEW CONDOMINIUM PHASE II, according to the Declaration thereof recorded under Auditor's File No. 200008300094, records of Skagit County, Washington; AND the Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 51 through 55, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 MADDOX CREEK PUD:

Recording No: 199609090082

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 1, 1998
Auditor's No.: 9812010039, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Construction and maintenance of a water line, lines or related facilities
Affects: Beginning at the most Southerly corner of said Tract 86 (the Southwest corner of Lot 75, Maddox Creek P.U.D. Phase I); thence North 20°41'15" East a distance of 72.08 feet along the common line of said Tract 86 and Lot 75; thence North 16°03'49" West a distance of 176.65 feet; thence North 73°56'11" East a distance of 10.00 feet; thence North 16°03'49" West a distance of 20.00 feet; thence South 73°56'11" West a distance of 10.00 feet; thence north 16°03'49" West a distance of 10.00 feet; thence South 73°56'11" West a distance of 20.00 feet; thence South 16°03'49" East a distance of 200.01 feet to a point 20.00 feet Northwesterly from (as measured perpendicular to) said common line of Tract 86 and Lot 75; thence South 20°41'15" West a distance of 66.15 feet parallel with said common line of Tract 86 and Lot 75 to the Southerly line of Tract 86 (Northerly margin of Shelly Hill Road); thence Easterly along said South line to the point of beginning.

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 MALLARD VIEW CONDOMINIUM:

Recording No: 9812090059

EXHIBIT "B"

Exceptions (continued)

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 1, 1999
Auditor's No.: 9903010207, 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 under, over, through, and across the above-described property
Affects: A strip of land 10 feet in width having 5 feet on each side of the centerline of Grantees' facilities as constructed, to be constructed, extended, or relocated within the above described property
5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 9, 1996
Auditor's No(s): 9609080083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 20, 1996
Auditor's No(s): 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 20, 1996
Auditor's No(s): 9609200054, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

EXHIBIT "B"

Exceptions (continued)

8. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 4, 1998

Auditor's No.: 9811040087, records of Skagit County, Washington

Executed By: InterWest Properties, Inc., a Washington corporation

As Follows: The above described property represents an addition of property that has been combined from contiguous property owned by the grantee. This boundary line adjustment is hereby approved.

Affects: That portion of Lot 75

9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: December 9, 1998

Auditor's No(s): 9812090060, records of Skagit County, Washington

Executed By: Nord Northwest, Inc., a Washington corporation

AMENDED by instrument:

Recorded: March 17, 1999, August 30, 2000 and July 27, 2007

Auditor's No.: 9903170099, 200008300094 and 200707270127, records of Skagit County, Washington

10. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.

11. 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 MALLARD VIEW CONDOMINIUM PHASE II:

Recording No: 200008300093

EXHIBIT "B"

Exceptions (continued)

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 20, 1996
Auditor's No(s): 9609200054, records of Skagit County, Washington
Imposed By: Maddox Creek Master Community Association
13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
14. Dues, charges, and assessments, if any, levied by Mallard View Condominium Association.
15. Assessments, if any, levied by the City of Mount Vernon.