

When recorded return to:
Constance M. Gacke
1410 Mallard View Drive
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 114695

201709220051
Skagit County Auditor
9/22/2017 Page 1 of 3 10:34AM
\$76.00

Statutory Warranty Deed

114695
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Stennar Thorson and Crystal Thorson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Constance M. Gacke, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 5, Bldg. 2, Mallard View Condo Phase 2

Tax Parcel Number(s): P114387, 4729-002-005-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174470
SEP 22 2017

Amount Paid \$4677.50
By M/G Skagit Co. Treasurer Deputy

Unit 5, Building 2, "MALLARD VIEW CONDOMINIUM PHASE II", according to the Declaration thereof recorded under Auditor's File No. 200908300094 and as amended by Auditor's File No. 200707270127, 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. 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 9-21-17

Stennar Thorson

Crystal Thorson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stennar Thorson and Crystal Thorson, 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: 9-21-17

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

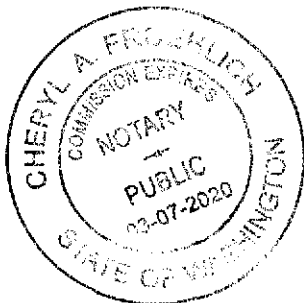


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

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

Dated: September 19, 1996
Recorded: September 20, 1996
Auditor's No: 9609200054
Executed by: *Interwest Properties, Inc.*

C. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: November 30, 1998
Recorded: December 1, 1998
Auditor's No: 9812010039
Purpose: Water line, lines or related facilities
Area Affected: Common areas

E. 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: Mallard View Condominium Phase II
Recorded: March 17, 1999
Auditor's No: 9903170098

F. 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: December 9, 1998
Auditor's File No: 9812090060

Supplemental Declaration recorded under Auditor's File Nos. 9903170099, 200008300094 and 200707270127.

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Cascade Natural Gas Corporation, a Washington corporation
Dated:	February 5, 1999
Recorded:	March 1, 1999
Auditor's No:	<u>9903010207</u>
Purpose:	Natural gas pipeline or pipelines
Area Affected:	Common areas

H. 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.

I. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Mallard View, a Condominium, or any amendment thereto or under the bylaws adopted pursuant to said declaration to the extent provided for by R.C.W. 64.34.