

**When recorded return to:**

James P. Harvey and Joan B. Harvey  
1405 Mallard View Drive, Unit 4  
Mount Vernon, WA 98274



**201805150050**

05/15/2018 01:46 PM Pages: 1 of 6 Fees: \$79.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034440

**CHICAGO TITLE**  
**620034440**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karen A. Richardson, as Trustee of the Karen A. Richardson Revocable Living Trust, dated April 27, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James P. Harvey and Joan B. Harvey, husband and wife

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

Unit 4, 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 any amendments thereto; 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.

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

Tax Parcel Number(s): P114391 / 4729-003-004-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181990  
**MAY 15 2018**

Amount Paid \$ 4,971.<sup>20</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

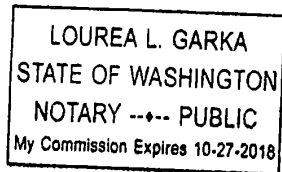
**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 3, 2018

Karen A. Richardson, as Trustee of the Karen A. Richardson Revocable Living Trust, dated April 27, 2004

BY: Karen A. Richardson, Trustee  
Karen A. Richardson  
TrusteeState of WACounty of SKAGIT

I certify that I know or have satisfactory evidence that

KAREN A. Richardson Trustee  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Karen A. Richardson Revocable Living Trust, dated April 27, 2004 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: May 8, 2018Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of wa.  
Residing at: Arlington  
My appointment expires: 10/27/2018

**EXHIBIT "A"**

## 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 "A"**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): 9609090083, 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 "A"**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 "A"**

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. City, county or local improvement district assessments, if any.
15. Dues, charges, and assessments, if any, levied by Maddox Creek Master Community Association.
16. Dues, charges, and assessments, if any, levied by Mallard View Condominium Association.
17. Assessments, if any, levied by the City of Mount Vernon.