

POOR ORIGINAL

When recorded return to:  
Raymond Strand and Judith Strand  
1415 Mallard View Drive Unit 5  
Mount Vernon, WA 98274



201805160068

05/16/2018 01:50 PM Pages: 1 of 8 Fees: \$81.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034026

CHICAGO TITLE  
620034026

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eileen Blea, Trustee of The Eileen Blea Trust, dated March 22, 2010  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Raymond Strand and Judith Strand, a married couple

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 2, Bldg. 1, MALLARD VIEW CONDO

Tax Parcel Number(s): P114185 / 4724-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182024  
MAY 16 2018

Amount Paid \$ 5,193.<sup>70</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: May 9, 2018

The Eileen Blea Trust, dated March 22, 2010

BY: Eileen Blea Trustee  
Eileen Blea, Trustee

State of \_\_\_\_\_

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

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 Eileen Blea Trust, dated March 22, 2010 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Riverside )On 05-14-2018 before me, Mary E. Steele, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Eileen Blea

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is are subscribed to the within instrument and acknowledged to me that he~~(s)~~ she they executed the same in his~~(her)~~ her their authorized capacity~~(ies)~~, and that by his~~(her)~~ her their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Mary E. Steele

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed Document Date: 5-9-2018  
 Number of Pages: 7 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☒ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P114185 / 4724-000-002-0000**

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Unit 2, Building 1, MALLARD VIEW CONDOMINIUM, according to the Declaration thereof recorded under Auditor's File No. 9812090060 and any amendments thereto AND the Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 34 through 37, 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): 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 "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. Reservations contained in deed:  
Recording Date: February 28, 2007  
Recording No.: 200702280111
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by the City of Mount Vernon.
17. Dues, charges, and assessments, if any, levied by Maddox Creek Master Community Association.
18. Dues, charges, and assessments, if any, levied by Mallard View Condominium Association.