

When recorded return to:  
Michael T. Barrow  
325 North Laventure Road Unit D  
Mount Vernon, WA 98273



**201806280478**

08/28/2018 03:23 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034624

CHICAGO TITLE CO.

**620034624**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Irma J. Richard, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael T. Barrow, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Unit 325-D, Building B, COURTYARD GARDENS CONDOMINIUM, as per Survey Map recorded  
in Volume 17 of Plats, pages 40 and 41, and Condominium Declaration for Courtyard Gardens  
Condominium, recorded December 18, 1998, under Auditor's File No. 9812180180, records of  
Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P114307 / 4726-002-004-0000

Subject to:

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

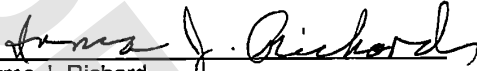
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**2018062818**  
**JUN 28 2018**

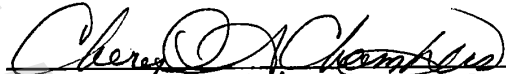
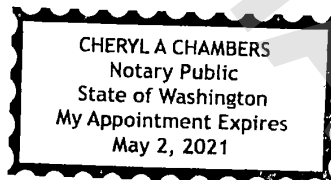
Amount Paid \$ **396.27**  
Skagit Co. Treasurer  
By *me* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 22, 2018

  
Irma J. RichardState of WASHINGTON  
County of Chelan

I certify that I know or have satisfactory evidence that Irma J. Richard is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 26, 2018  
Name: Cheryl A Chambers  
Notary Public in and for the State of Washington  
Residing at: East Wenatchee WA  
My appointment expires: May 2, 2021

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants or restrictions, if any, 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;  
 Recorded: March 27, 1998  
 Auditor's No(s): 9803270116, records of Skagit County, Washington  
 Executed By: Landed Gentry Development, Inc.
  
2. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: December 18, 1998  
 Auditor's No.: 9812180180, records of Skagit County, Washington
  
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: December 18, 1998  
 Auditor's No(s): 9812180180, records of Skagit County, Washington  
 Imposed By: Unit Owner's Association of Courtyard Gardens
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 COURTYARD GARDENS CONDO:  
  
 Recording No: 9812180179
  
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:  
  
 "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land

**EXHIBIT "A"****Exceptions  
(continued)**

operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.
8. Assessments, if any, levied by Unit Owner's Association of Courtyard Gardens.