

**When recorded return to:**  
Tina Newman and Michael Newman  
811 S Laventure Rd Unit D  
Mount Vernon, WA 98273



**201808300032**

08/30/2018 11:24 AM 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.: 620035584

**CHICAGO TITLE**  
**620035584**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles Goad and Rebecca Goad, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Newman and Tina Newman, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Unit D, Building 811, HOME COURT CONDOMINIUM, according to the Declaration thereof recorded September 29, 1998, under Auditor's File No. 9809290183 And Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 17 through 21, records of Skagit County Washington; being a portion of Section 20, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P113523 / 4720-000-811-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018083040  
AUG 30 2018

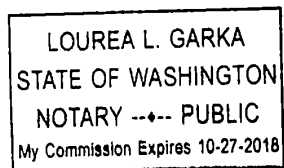
Amount Paid \$ 205.00  
By *mg* Skagit Co. Treasurer Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 25, 2018

Charles Goad  
Charles GoadRebecca Goad  
Rebecca GoadState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Charles Goad and Rebecca Goad 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: August 28, 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 REPLAT OF LOTS 17, 18, 19, 20 AND 21 OF HOMEPLACE:

Recording No: 8910050030

2. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: October 18, 1993  
 Auditor's No.: 9310180155, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: As Constructed

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 REPLAT OF LOT 30, IN REPLAT OF LOTS 17, 18, 19, 20 AND 21, HOMEPLACE:

Recording No: 9505310037

4. 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 HOME COURT CONDOMINIUMS:

Recording No: 9809290182

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

5. 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: June 5, 1989  
Auditor's No.: 8906050020, records of Skagit County, Washington  
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan
6. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;  
Recorded: September 29, 1998  
Auditor's No.: 9809290183, records of Skagit County, Washington
7. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Home Court Condominium Association.