

When recorded return to:
Jerald D. Morris and Carolyn E. Morris
623 E Morris St Box 1195 PMB 212
La Conner, WA 98257


201809210097
09/21/2018 01:45 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036072

CHICAGO TITLE

620036072

BARGAIN AND SALE DEED

THE GRANTOR(S)

Kathryn Ann Greve, Personal Representative of the Estate of Tom Oswald, Jr., deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to

Jerald D. Morris and Carolyn E. Morris, a married couple as Joint Tenants with Right of Survivorship and not as Tenants in Common and not as Community Property

the following described 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(S): 5, BLD B Condo: MAPLECREST CONDO NO. 1

Tax Parcel Number(s): P80907 / 4381-000-005-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184214
SEP 21 2018

Amount Paid \$4,582.00
By  Skagit Co. Treasurer Deputy

BARGAIN AND SALE DEED
(continued)

Dated: September 12, 2018

Estate of Tom Oswald, Jr.

BY: Kathryn Ann Oswald Greve Personal Representative
Kathryn Ann Oswald Greve
Personal Representative

State of WASHINGTON

County of ~~SKAGIT~~ KING

I certify that I know or have satisfactory evidence that Kathryn Ann Greve is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Tom Oswald, Jr. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept. 17, 2018

Michael D. Van Wagner
Name: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodinville
My appointment expires: 5-1-2021

Notary Public
State of Washington
Michael D Van Wagner
My Commission Expires 05/01/2021

BARGAIN AND SALE DEED

(continued)

The Grantees by signing the Acceptance below, hereby Acknowledge and Evidence their intention to Acquire said Premises as Joint Tenants with Right of Survivorship, and not as Community Property and not as Tenants in Common

Accepted and Approved:



Jerard D. Morris, Grantee



Carolyn E. Morris, Grantee

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80907 / 4381-000-005-0006

Unit 5, Building B, MAPLECREST CONDOMINIUM NO. 1, a condominium, according to Declaration thereof recorded August 7, 1978, under Auditor's File No. 884970, and as shown on Survey Map and Floor Plans recorded August 7, 1978, under Auditor's File No. 884969, in Volume 12 of Plats, pages 25, 26 and 27, records of Skagit County, Washington; being a portion of Lot 22, Plat of Country Club Estates, according to plat recorded in Volume 11 of Plats, pages 5 and 6, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: April 25, 1944
Auditor's No.: 370952, records of Skagit County, Washington
Executed By: United States of America
As Follows: Reserving to the United States of America a 3/4 interest in the oil, gas, coal, and other mineral rights of whatsoever nature upon, in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be necessary for mining and saving said minerals.
2. 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 MAPLECREST CONDOMINIUM NO. 1:

Recording No: 884969
3. 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: August 7, 1978
Auditor's No.: 884970, records of Skagit County, Washington
4. Right of the condominium association to offer to purchase said premises, as provided for in Declaration of Condominium and any amendments thereto
Recorded: August 7, 1978
Auditor's No.: 884970, records of Skagit County, Washington
5. Terms, provisions and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, RCW 64.32 as amended.
6. Provisions of Articles of Incorporation and By-Laws of Fircrest Condominium Owners Association, as disclosed within Declaration recorded under Auditor's File No. 824774, records of Skagit County, Washington.
7. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
8. Agreement, including the terms and conditions thereof; entered into;
By: Maple Crest Condo
And Between: TCI Cablevision of Washington, Inc.

EXHIBIT "B"

Exceptions
(continued)

Recorded: December 10, 1999
Auditor's No.: 199912100115, records of Skagit County, Washington

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: October 8, 2009
Recording No.: 200910080086

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Association of Owners.