



201903290096

03/29/2019 01:55 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:
Martin B. Rusch and Georgia Rusch
P.O. Box 43
Clearlake, WA 98235

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037564

CHICAGO TITLE

620037564

STATUTORY WARRANTY DEED

THE GRANTOR(S) Constance M. Gacke, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Martin B. Rusch and Georgia Rusch, 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 5, Bldg. 2, MALLARD VIEW CONDOMINIUM PHASE II Tax/Map ID(s):

Tax Parcel Number(s): P114387 / 4729-002-005-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20190329
MAR 29 2019

Amount Paid \$
Skagit Co. Treasurer
By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 15, 2019

Constance M Gacke
Constance M. Gacke

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Constance M. Gacke is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 25, 2019

Kathryn A Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620037564

For APN/Parcel ID(s): **P114387 / 4729-002-005-0000**

Unit 5, Building 2, "MALLARD VIEW CONDOMINIUM PHASE II", according to the Declaration thereof recorded under Auditor's File No. 200008300094 and as amended by Auditor's File Nos. 200707270127, 201903290001, 201903290002, 201903290004 and 201903290005 records of Skagit County, Washington; AND the Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 51 through 55, records of Skagit County, Washington and as amended by Auditor's File No. 201903290001, records of Skagit County, Washington.

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