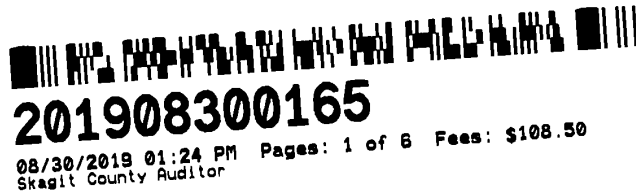


When recorded return to:
Jerold R. Roles
803 South Laventure Road C
Mount Vernon, WA 98274



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039215

CHICAGO TITLE

620039215

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard L. Todd and Denise B. Todd, 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 Jerold R. Roles, an unmarried man

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
Unit C, BLDG 803, HOME COURT CONDOMINIUMS, VOL. 17 OF CONDOS, PGS 17-21

Tax Parcel Number(s): P113514/ 4720-000-803-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3762
AUG 30 2019

Amount Paid \$ 4188.00

Skagit Co. Treasurer

By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 28, 2019



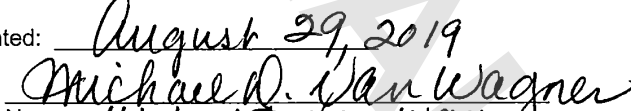
Richard L. Todd



Denise B. Todd

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard L. Todd and Denise B. Todd 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 29, 2019Name: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodinville
My appointment expires: 5-1-2021

MICHAEL D. VAN WAGNER STATE OF WASHINGTON NOTARY --- PUBLIC My Commission Expires 05-01-2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113514/ 4720-000-803-0300

UNIT C, BUILDING 803, HOME COURT CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED SEPTEMBER 29, 1998 UNDER RECORDING NO. 9809290183, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 17 OF CONDOMINIUMS, PAGES 17 THROUGH 21, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 Homeplace, recorded in Volume 14 of Plats, Pages 67 and 68:

Recording No: 8901110048

2. 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, recorded in Volume 16 of Plats, pages 47 and 48:

Recording No: 8910050030

3. 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

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 Replat of Lot 30, in Replat of Lots 17, 18, 19, 20 & 21, Homeplace:

Recording No: 9505310037

5. 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,

EXHIBIT "B"Exceptions
(continued)

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, recorded in Volume 17 of Condominiums, Pages 17 through 21:

Recording No: 9809290182

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 5, 1989

Recording No.: 8906050020

7. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 29, 1998

Recording No.: 9809290183

8. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by Home Court Condominium Association.

John L. Scott
REAL ESTATE

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 08/07/2019
between Jerrold R Roles ("Buyer")
and Richard L Todd ("Seller")
concerning 803 S Laventure Rd Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Jerrold R Roles 08/07/2019
Buyer Date

Authentication
Richard L Todd 08/05/2019
Seller Date

Authentication
Denise B Todd 08/05/2019
Seller Date