

When recorded return to:

Margaret Williams
1405 Mallard View Drive Unit 1
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5284

Dec 06 2019

Amount Paid \$5256.00

Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

Escrow No.: 0163456-OC

INSURED BY
CHICAGO TITLE
620040489

STATUTORY WARRANTY DEED

THE GRANTOR(S) Megan L. Strong, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Margaret Williams, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

UNIT 1, BUILDING 3, MALLARD VIEW CONDOMINIUM, PHASE II, ACCORDING TO THE
AMENDED
DECLARATION THEREOF RECORDED UNDER AUDITORS FILE NO. . 201903290002, WHICH
IS A
RE-RECORD OF AUDITORS FILE NO. 9812090060 AND ANY AMENDMENTS THERETO AND
SURVEY MAP
AND PLANS THEREOF RECORDED IN VOLUME 17 OF CONDOMINIUMS, PAGES 51 TO 55,
INCLUSIVE,
AND AS AMENDED BY THAT INSTRUMENT UNDER AUDITORS FILE NO. 201903290003
RECORDS OF
SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.

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

Tax Parcel Number(s): P114388,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

STATUTORY WARRANTY DEED
(continued)

Dated: December 2, 2019

Megan L. Strong
Megan L. Strong

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Megan L. Strong 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: December 04, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

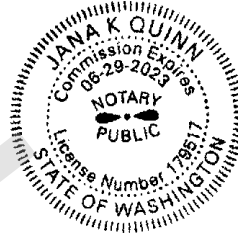


EXHIBIT A EXCEPTIONS

Order No.: 0163456-OC

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: 9609090082

2. 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

Recording No(s): 9609090083, records of Skagit County, Washington

Executed By: City of Mount Vernon and InterWest Properties, Inc.

3. 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

Recording No(s): 9609200054, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

4. 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

Recording No(s): 9609200055, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 1, 1998

Recording 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.

6. 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

Recording 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

7. 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

8. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 1, 1999

Recording No.: 9903010207, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corporation

For: Natural gas pipeline or pipelines

Affects: A strip of land 10 feet in width having 5 feet on each side of the centerline of Grantees'

**EXHIBIT A
EXCEPTIONS**
(continued)

facilities as constructed, to be constructed, extended, or relocated within the above described property

9. 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 Mallard View Condominium Phase II :

Recording No: 201903290003, which is a re-record of recording no. 9903170098

10. 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: March 17, 1999

Recording No(s): 9903170099, which is a re-record of Auditors no. 9812090060

Executed By: Nord Northwest, Inc., a Washington corporation

AMENDED by instruments:

Recorded: March 17, 1999, August 30, 2000, July 27, 2007 and March 29, 2019

Recording Nos.: 9903170099 (rerecorded 201903290004), 200008300094 (rerecorded 201903290005),

200707270127, and 201903290001, records of Skagit County, Washington

Amendment to ByLaws of Mallard View Condominium Association recorded under Auditors File No..

201811270023.

11. 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.

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

Recording No(s): 9609200054, records of Skagit County, Washington

Imposed By: Maddox Creek Master Community Association

13. Consent of Owners including the terms, covenants and provisions thereof

Recording Date: June 27, 2019

Recording No.: 201906270045

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

16. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

17. Dues, charges, and assessments, if any, levied by Maddox Creek Master Community Association.

18. Dues, charges, and assessments, if any, levied by Mallard View Condominium Association.

19. Assessments, if any, levied by City of Mount Vernon.

20. City, county or local improvement district assessments, if any.