

When recorded return to:

Richard W. Carter and Stacey L. Carter
1415 Mallard View Drive Unit 2
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2091

Jun 12 2020

Amount Paid \$4717.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042818

CHICAGO TITLE
620042818

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas B. Osgood and Kathryn A. Moody, 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 Richard W. Carter and Stacey L. Carter, a married couple

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

Unit 3, Building 1, MALLARD VIEW CONDOMINIUM, according to the Declaration thereof
recorded under Auditor's File No. 9812090060 and any amendments thereto AND the Survey Map
and Plans thereof recorded in Volume 17 of Plats, pages 34 through 37, records of Skagit County,
Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P114186 / 4724-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2020

Thomas B. Osgood
Thomas B. OsgoodKathryn A. Moody
Kathryn A. Moody

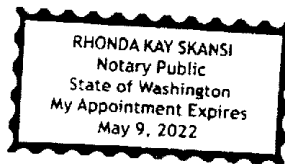
State of WASHINGTON

County of Pierce

I certify that I know or have satisfactory evidence that Thomas B. Osgood and Kathryn A. Moody 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: June 10, 2020

Rhonda Kay Skansi
Name: Rhonda Kay Skansi
Notary Public in and for the State of WA
Residing at: Gig Harbor
My appointment expires: 5-9-22



STATUTORY WARRANTY DEED (continued)

Dated: May 31, 2020

N/A
Thomas B. Osgood
Kathryn A. Moody
Kathryn A. Moody

State of WASHINGTON
County of Chelan

I certify that I know or have satisfactory evidence that ~~Thomas B. Osgood~~^{VS} and Kathryn A. Moody are the persons who appeared before me, and said persons ~~acknowledged that they~~^{acknowledged} signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument. ~~her~~

Dated: June 11, 2020

Kori Stuber
Name: Kori Stuber
Notary Public in and for the State of WA
Residing at: Chelan, WA
My appointment expires: 2/20/2022

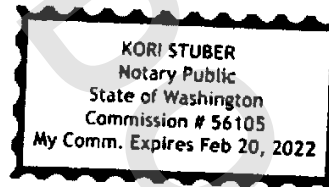
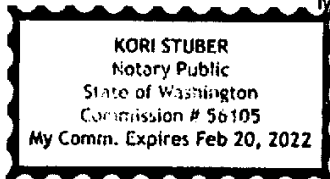


EXHIBIT "A"**Exceptions**

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 MADDOX CREEK PUD
Recording No: 199609090082
2. Easement, including the terms and conditions thereof, granted by instrument;
Recording Date: December 1, 1998
Recording No.: 9812010039
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Construction and maintenance of a water line, lines or related facilities
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
4. Easement, including the terms and conditions thereof, granted by instrument;
Recording Date: March 1, 1999
Recording No.: 9903010207
In favor of: Cascade Natural Gas Corporation
For: Natural gas pipeline(s)
5. Covenants, conditions, restrictions and easements 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 9, 1996
Recording No.: 9609090083

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

6. Covenants, conditions, restrictions and easements 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 20, 1996
Recording No.: 9609200055

7. Covenants, conditions, restrictions and easements 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 20, 1996
Recording No.: 9609200054

8. Covenants, conditions, restrictions and easements 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: November 4, 1998
Recording No.: 9811040087

9. Covenants, conditions, restrictions and easements 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: December 9, 1998
Recording No.: 9812090060

Modification(s) of said covenants, conditions and restrictions:

Recording No.: 9903170099
Recording No.: 200008300094
Recording No.: 200707270127
Recording No.: 201903290001

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

Recording No.: 201903290002
 Recording No.: 201903290004
 Recording No.: 201903290005
 Recording No.: 201906270045

10. Liens and charges as set forth in the above mentioned declaration,
 Payable to: Maddox Creek Master Community Association
11. Liens and charges as set forth in the above mentioned declaration,
 Payable to: Mallard View Condominium Association
12. Provisions contained in the articles of incorporation and bylaws of Mallard View Condominium Association, recorded under recording number 201811270023, including any liability to assessment lien.
13. 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."
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Mount Vernon.
17. Assessments, if any, levied by Maddox Creek Master Community Association.

EXHIBIT "A"

**Exceptions
(continued)**

18. Assessments, if any, levied by Mallard View Condominium Association.