

When recorded return to:
Waynetta Burpo
2021 North Laventure Road Unit 107
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3630
Sep 11 2020
Amount Paid \$3845.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043894

CHICAGO TITLE
620043894

BARGAIN AND SALE DEED

THE GRANTOR(S)

Robert C Keller, Personal Representative of the estate of Laura Kay Schroeder
for and in consideration of in hand paid, bargains, sells, and conveys to
Waynetta Burpo, an unmarried person

^{A Kay}
the following described estate, situated in the County of Skagit, State of Washington:
Unit 107, DEER RUNN CONDOMINIUM, according to Declaration thereof recorded under
Auditor's File No. 872397, being a re-record of Auditor's File No. 871205 and any amendments
thereto; AND Survey Map and Plans thereof recorded in Volume 11 of Plats, pages 97 through
102, records of Skagit County, Washington; being a portion of the Southeast Quarter of the
Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, State of Washington.

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


Tax Parcel Number(s): P80514 / 4368-000-107-0000

Subject to:

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

Dated: September 8, 2020

Robert C Keller, Personal Representative of the estate of Laura Kay Schroeder

BY: 

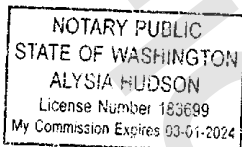
BARGAIN AND SALE DEED
(continued)

State of washington
county of Skagit

I certify that I know or have satisfactory evidence that Robert c Keller

is are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Laura Kay Schroeder to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 8, 2020



alysia hudson
Name: Alysia Hudson
Notary Public in and for the State of washington
Residing at: arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 1, 1978
Auditor's No(s): 871410, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipe line or lines
Affects: a strip of land 25 feet in width, across portions of the common areas

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 8, 1978
Auditor's No(s): 881040, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width, across a portion of the common area

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 DEER RUNN CONDOMINIUM:

Recording No: 871204

4. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: Declaration and Covenants, Conditions, Restrictions and Reservations for Deer Runn No.1, a condominium
Recording Date: January 20, 1978
Recording No.: 872397 (being a re-recording of recording no.: 871205)

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1990
Recording No.: 9012140051

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 8, 2018
Recording No.: 201802080052

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 16, 2020
Recording No.: 202003160202

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

6. Agreement, including the terms and conditions thereof; entered into;
By: Deer Runn Condo. Homeowners Assoc.
And Between: Condo unit owners
Recorded: March 10, 1988
Auditor's No.: 8803100014, records of Skagit County, Washington
Providing: Assignment of covered parking spaces to specific condo. units

EXHIBIT "A"
Exceptions
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Grantee: Mt. Baker Mutual Savings Bank, as Trustees for a nonprofit corporation by the Condominium apartment Unit Owners of Deer Runn Condominium
Dated: October 14, 1979
Recorded: October 19, 1979
Auditor's No(s): 7910190038, records of Skagit County, Washington
For: Erect a fence
Affects: Northerly line of the subject property
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Grantee: Mt. Baker Bank, a Savings Bank, and a Washington Corporation
Recorded: May 10, 1985
Auditor's No(s): 8505100033, records of Skagit County, Washington
For: Ingress, egress, roadway and utilities
Affects: Portion of the South 60 feet of the subject property
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Grantee: Mt. Baker Bank
Recorded: October 24, 1985
Auditor's No(s): 8510240046, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: Over and across the East 354.56 feet of the South 25 feet of a portion of the subject property
10. An easement for emergency vehicular access in favor of Deer Runn Condominium Owners Association as described in the judgment of the Skagit County Superior Court, Cause No. 86-2-00457-5 entered on January 6, 1989, covering a portion of the common area as set forth in said judgment.

An non exclusive easement for road and utilities in favor of the Deer Runn Condominium Owners Association, as further reserved for the benefit of the real property described in Auditor's File No. 8912210088 to the Southwest as said easement id identified in Skagit County Auditor's File No. 8510240046, covering a portion of the common areas as set forth in Auditor's File No. 9010050028.

An easement for parking, ingress, egress and utilities in favor of Deer Runn Condominium Owners Association as set forth in the judgment of the Skagit County Superior Court, Cause no. 86-2-00457-5 entered on January 6, 1989, covering a portion of the common areas as set forth in said judgment.

Rights of ingress and egress over portions of the plat designated as common areas or limited common area and the right to use said areas for all property purposes in favor of the other holders of undivided interest of occupants of the numbered apartment units.

11. Agreement, including the terms and conditions thereof, entered into;
By: Deer Runn Condominium Homeowners Association
And Between: Charter Builders, Inc.
Recorded: May 19, 2006
Auditor's No. 200605190039, records of Skagit County, Washington
Providing: Road Maintenance Agreement
12. 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,

EXHIBIT "A"
Exceptions
(continued)

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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Assessments, if any, levied by Deer Runn Condominium Association.