

When recorded return to:
Shea A. Stewart-Smolnsnik
910 34th Street Unit 203
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3649

Sep 14 2020

Amount Paid \$4789.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043997

CHICAGO TITLE

620043997

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harriet H. Bower, 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 Shea A. Stewart-Smolnsnik, an unmarried person

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

Unit 203, MOUNT BAKER VIEW, A CONDOMINIUM, according to Declaration thereof recorded March 8, 1999 under Auditor's File No. 9903080159 and any amendments thereto; and Survey Map and Plans thereof recorded under Auditor's File No. 9903080158, 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): P114792 / 4728-000-203-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

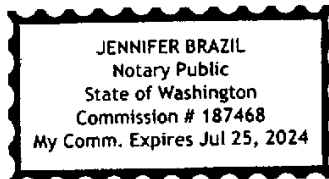
Dated: September 12, 2020

Harriet H. Bower by Alan E. Bower
Harriet H. Bower, by Alan E. Bower
Her Attorney-in-Fact Attorney-in-Fact

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Alan E. Bower

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 Attorney in Fact of Harriet H. Bower to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-14-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"

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 MOUNT BAKER VIEW - A CONDOMINIUM:

Recording No: 9903080158

2. 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: March 8, 1999

Recording No.: 9903080159

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200009180101

Recording No.: 200508300044

Recording No.: 201107180102

3. Liens and charges as set forth in the above mentioned declaration,
Payable to: Mount Baker View Condominium Owner Association
4. Provisions contained in the articles of incorporation and bylaws of Mount Baker View Condominium, recorded under recording number 9903080160, including any liability to assessment lien.
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Mount Baker View Condominium Owner Association.
8. Assessments, if any, levied by City of Anacortes.