

**When recorded return to:**  
Madeline M. Friend  
2021 North Laventure Road, Unit 106  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4967  
Nov 20 2020  
Amount Paid \$3637.00  
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.: 620045030

CHICAGO TITLE  
620045030

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jayna A. Mattson, 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 Madeline M. Friend, an unmarried person and Amanda J. Lehman, an unmarried person

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

Unit 106, DEER RUNN CONDOMINIUM, according to AMENDED Declaration thereof recorded under Auditor's File No. 9012140051 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.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P80513/ 4368-000-106-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 14, 2020

*Jayna A Mattson*  
Jayna A Mattson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jayna A. Mattson 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: November 16, 2020

*Laurea L Garka*  
Name: Laurea L Garka  
Notary Public in and for the State of WA  
Residing at: Ardenway  
My appointment expires: 11/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water pipelines  
Recording Date: January 1, 1978  
Recording No.: 871410
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: June 8, 1978  
Recording No.: 881040
  
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 number 871205)

Modification(s) of said covenants, conditions and restrictions

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

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

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. Liens and charges as set forth in the above mentioned declaration,

Payable to: Deer Runn Condominium Association

6. Agreement, including the terms and conditions thereof;

By: Deer Runn Condo. Homeowners Assoc.  
Recording Date: March 10, 1988  
Recording No.: 8803100014  
Providing: Assignment of covered parking spaces to specific condo. units

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  
Recording Date: October 19, 1979  
Recording No.: 7910190038  
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  
Recording Date: May 10, 1985  
Recording No.: 8505100033  
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  
Recording Date: October 24, 1985  
Recording No.: 8510240046  
For: Ingress, egress and utilities

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

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 recording number 8912210088 to the Southwest as said easement id identified in recording number 8510240046, covering a portion of the common areas as set forth in recording number 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;

Between: Deer Runn Condominium Homeowners Association and Charter Builders, Inc.  
Recording Date: May 19, 2006  
Recording No.: 200605190039  
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, and Federal law.

**EXHIBIT "A"**

Exceptions  
(continued)

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.