

**When recorded return to:**

William Major and Lanie Kehoe  
325 North Laventure Road Unit A  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-774

Feb 24 2021

Amount Paid \$4725.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045965

CHICAGO TITLE  
620045965

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John A. Leamon, Personal Representative of The Estate of Shirley E. Leamon

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to William Major and Lanie Kehoe, a married couple

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

Unit 325-A, Building B, COURTYARD GARDENS CONDOMINIUM, as per Survey Map recorded in  
Volume 17 of Plats, pages 40 and 41, and Condominium Declaration for Courtyard Gardens  
Condominium, recorded December 18, 1998, under Auditor's File NO. 9812180180, 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): P114304 / 4726-002-001-0000

Subject to:

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

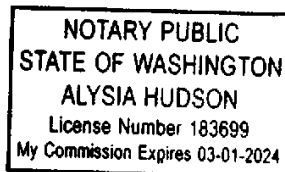
**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 18, 2021

The Estate of Shirley E. Leamon

BY: John A. Leamon  
John A. Leamon  
Personal RepresentativeState of Washington  
county of SkagitI certify that I know or have satisfactory evidence that John A Leamon

~~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 Estate of Shirley E. Leamon to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12.22.2021

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arundel, WA  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. 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 27, 1998  
Recording No.: 9803270116

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: December 18, 1998  
Recording No.: 9812180180

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

Payable to: Unit Owner's Association of Courtyard Gardens

4. 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 COURTYARD GARDENS CONDO:

Recording No: 9812180179

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 City of Mount Vernon.
8. Assessments, if any, levied by Unit Owner's Association of Courtyard Gardens.