



202103050118

03/05/2021 02:38 PM Pages: 1 of 4 Fees: \$203.50
Skagit County Auditor

OWNER'S CONSENT AND DEDICATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED 514 S 1ST CONDOMINIUM, A CONDOMINIUM, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY OTHER PURPOSE. THE UNDERSIGNED OWNER OR OWNERS HEREBY RESTRICTED BY LAW AND THE DECLARATION FOR 514 S 1ST CONDOMINIUM, RECORDED UNDER SKAGIT COUNTY RECORDING NO. 202103050117.

CMAY LLC, A WASHINGTON LIMITED LIABILITY COMPANY,
AS TO AN UNDIVIDED 60% INTEREST

BY: Christine Chaney
PRINT NAME: CHRISTINE CHANEY
TITLE: MANAGER

MUNCHIAID LLC, A WASHINGTON LIMITED LIABILITY COMPANY,
AS TO AN UNDIVIDED 40% INTEREST

BY: Sale Munchaid
PRINT NAME: Sale Munchaid
TITLE: OWNER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRISTINE CHANEY AND SALE MUNCHIAID ARE THE UNDERSIGNED AND AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGER OF CMAY LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 60% INTEREST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: MAR 5, 2021

BRUCE G. LUSSEY
STATE OF WASHINGTON
NOTARY PUBLIC
License # 77022
My Commission Expires 07-14-2024

SIGNATURE: [Signature]
MY APPOINTMENT EXPIRES: 7/14/24
RESIDING AT: Mount Vernon

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRISTINE CHANEY AND SALE MUNCHIAID ARE THE UNDERSIGNED AND AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGER OF CMAY LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 60% INTEREST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: MAR 5, 2021

BRUCE G. LUSSEY
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RESIDING AT: Mount Vernon

514 S 1ST, A CONDOMINIUM

DESCRIPTION

LOT 2, BLOCK 6, "MAP OF MOUNT VERNON GATES, 1ST AND 2ND ADDITIONS TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THE EAST 5 FEET THEREOF AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT UNDER CAUSE NO. 11403.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5 DAY OF March, 2021 AT 30 MINUTES PAST 2 O'CLOCK A.M. IN VOLUME 2 OF PLATS, PAGE 48 ON PAGE(S) 2 UNDER AUDITOR'S FILE NO. 202103050118, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Stacy Nelson
SKAGIT COUNTY AUDITOR
DEPUTY

CONDOMINIUM DECLARATION CROSS REFERENCE

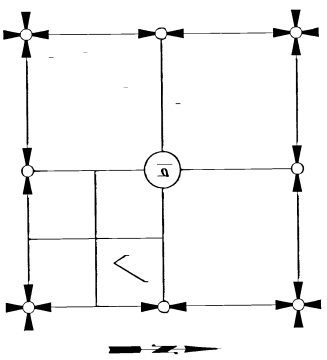
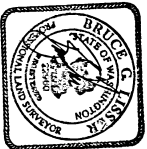
THE CONDOMINIUM DECLARATION PREPARED PURSUANT TO THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON ON MAR 5, 2021 UNDER AUDITOR'S FILE NO. 202103050117, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CMAY LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 60% INTEREST AND MUNCHIAID LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 40% INTEREST, HEREBY CERTIFY THAT THIS MAP FOR 514 S 1ST CONDOMINIUM IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BEARINGS OF THE LINES AND THEREOF OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

DATE: MAR 5, 2021

BRUCE G. LUSSEY, PLS., CERTIFICATE NO. 22460
LUSSEY & ASSOCIATES, PLLC
320 MILWAUKEE STREET BOX 104
MOUNT VERNON, WA 98273
PHONE: (360) 418-1442 FAX: (360) 418-0561
E-MAIL: BRUCE@LUSSEY.COM



SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M.

SHEET 1 OF 4
DATE: 2/23/21

FB:	FG:	LISSER & ASSOCIATES, PLLC	SCALE:
HERDIAIN, ASSIGNED	HERDIAIN, ASSIGNED	HERDIAIN, ASSIGNED	HERDIAIN, ASSIGNED
HERDIAIN, ASSIGNED	HERDIAIN, ASSIGNED	HERDIAIN, ASSIGNED	HERDIAIN, ASSIGNED
HERDIAIN, ASSIGNED	HERDIAIN, ASSIGNED	HERDIAIN, ASSIGNED	HERDIAIN, ASSIGNED

- INDICATES NAL SET WITH WASHER INSCRIBED L15SER 22x60
- INDICATES EXISTING REBAR OR IRON PIPE FOUND
- ⊙ INDICATES MONUMENT IN CASE

1.
 - o - INDICATES NAL SET WITH WAGNER INCURRED LIFESER 22%60
 - o - INDICATES EXISTING REDBA OR IRON PIPE FOUND
 - o - INDICATES NONWENT IN CASE
2. DESCRIPTION FOR THIS SILEVRY IS FROM CHICAGO TITLE COMPANY' GUARANTEE ORDER NO 62004916C DATED FEBRUARY 7 2021. NOTE DEED RECORDED UNDER ADJUDGERS FILE NO. 2020.2030042 DOES NOT COVER THE EAST 5 FEET AS CONDEMNED BY SKAGIT COUNTY SUPERIOR COURT UNDER CASE NO. 1409. ANY QUESTIONS WITH RESPECT TO THE PROPERTY BEING CONDEMNED SHOULD BE DIRECTED TO THE COUNTY CLERK OF SKAGIT COUNTY. RECORDS DEED BOTH OF WHICH WERE PREPARED BY THE SAME TITLE COMPANY SHOULD BE DIRECTED TO CHICAGO TITLE COMPANY. THE CONDOMINIUM UNITS DO NOT INCLUDE ANY OF THE CONDEMNED PROPERTY.
3. INSTRUMENTATION, LEICA TOR 102A THEODOLITE DISTANCE METER
4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
5. MERIDIAN ASSIGNED
6. BASIS OF BEARING, NONMOUNTED CENTRINE ON FIRST STREET BEARING = NORTH 19°54'0" EAST
7. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE MAP OF PLANT HEDRON GATES ST. AND 2ND ADDITIONS TO HEDRON PARK AS PER CITY OF SEASIDE RECORDS. FOR ADDITIONAL INFORMATION AS REGARDS THE CONDEMNED UNDER ADJUDGERS FILE NO. 201804250046, RECORDS OF SKAGIT COUNTY WASHINGTON AND NORBERTSON FROM LESGO AND

UNIT 1
SQUARE FOOTAGE 2'16" SQ. FT.
UPPER UNIT LIMIT
6'0" NGVD24
LOWER UNIT LIMIT
8'0" NGVD24
UNIT 2
SQUARE FOOTAGE 1'34" SQ. FT.
UPPER UNIT LIMIT
6'0" NGVD24
LOWER UNIT LIMIT
8'0" NGVD24
FOR REFERENCE PURPOSES ONLY, THE FLOOR ELEVATION
OF UNITS 1 AND 2 IS AT 24.2' NGVD24

1. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
2. PHASES MAY BE WITHDRAWN AND/OR ADDED TO CONDOMINIUM.
3. VERTICAL UNIT BOUNDARIES ARE SHOWN BY HEAVY BLACK LINE. HORIZONTAL UNIT BOUNDARIES ARE THE UPPER AND LOWER LEGAL LIMITS ARE AS REFERENCED BELOW.
4. A UNIT SHALL CONSIST OF AN ENVELOPE OF SPACE, THE PERIMETER BOUNDARIES OF WHICH ARE:
 - A. VERTICAL (PERIMETER OR SIDE) BOUNDARIES THAT (1) ARE VERTICAL PLANES; (2) ARE LOCATED AND DEPICTED ON THE BUYER'S MAP AND PLAYS BY DIMENSIONED LINE; AND (3) EXTEND ABOVE AND BELOW THE DEFINED ELEVATION DATUM/BEARING HAS BEEN DEPICTED AND OTHERWISE IDENTIFIED ON SPOKE BOUNDARIES MAP AND PLAYS; TO THE UPPER A AND LOWER B BOUNDARIES AND
 - B. HORIZONTAL (UPPER AND LOWER) BOUNDARIES THAT (1) ARE HORIZONTAL PLANES; AND (2) ARE A DISTANCE ABOVE AND BELOW SAID ELEVATION DATUM/BEARING, SAID DISTANCES SHALL EXTEND TO THE UPPER AND LOWER LIMITS OF LEGAL CONVEYANCE.
5. SQUARE FOOTAGE OF EACH UNIT IS BASED ON THE AREA WITHIN THE VERTICAL BOUNDARIES, AND IS NOT THE SQUARE FOOTAGE OF THE STRUCTURE WITHIN THE UNIT.
6. CONSTRUCTION ACTIVITIES WITHIN THE UNITS WILL BE DICTATED IF NECESSARY BY THE RECORDED CONDOMINIUM DOCUMENTS.



SHEET 2 OF 4	DATE: 2/23/21
B14 S 1ST, A CONDOMINIUM	
SURVEY IN A PORTION OF GOVERNMENT LOT 4 SECTION 19, T. 34 N., R. 4 E., M. 1M. CITY OF MOUNT VERNON SKAGIT COUNTY, WASHINGTON FOR CMV, LLC AND MCMCHAUS LLC	
FB: PG: 1155ER & ASSOCIATES, PLLC SCALE:	
NEED/PLAN ASSIGNED	SURVEYING 1: UNDEVELOP COASTAL ZONE MOUNT VERNON WA 98273 200-461-1742 DWG# 16-054 SP

