

When recorded return to:
Karine D. Anderson and Larry J. Anderson
1410 Mallard View Drive Unit 3
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-989

Filed for record at the request of:

Mar 09 2021



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$4629.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046466

Escrow No.: 620046466

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jewell F. Monroe, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Karine D. Anderson and Larry J. Anderson, a married couple

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

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

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

Unit 3, Bldg. 2, Mallard View Condo. II

Tax Parcel Number(s): P114385 / 4729-002-003-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: March 15, 2021
Jewell F. Monroe, by Jacqueline Kang,
as attorney in fact
Jewell F. Monroe
By: Jacqueline Kang, her attorney in fact

State of Washington

County of King

I certify that I know or have satisfactory evidence that Jacqueline Kang is the person 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 Power of Attorney of Jewell F. Monroe to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1st February 2021
MARCH 15

Kim Martin
Name: Kim Martin
Notary Public in and for the State of Washington
Residing at: King
My appointment expires: 9/3/2024

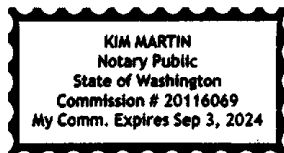


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114385 / 4729-002-003-0000

UNIT 3. BUILDING 2. MALLARD VIEW CONDOMINIUM PHASE II, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9903170099, RECORD, OF SKAGIT COUNTY, WASHINGTON, AND THE SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 51 THROUGH 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 MADDOX CREEK PUD
Recording No: 9609090082

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 9, 1996
Recording No.: 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 20, 1996
Recording No.: 9609200054, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 20, 1996
Recording No.: 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 1, 1998
Recording No.: 9812010039, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Construction and maintenance of a water line, lines or related facilities
Affects:
Beginning at the most Southerly corner of said Tract 86 (the Southwest corner of Lot 75,

EXHIBIT "B"**Exceptions
(continued)**

Maddox Creek P.U.D. Phase I); thence North 20°41'15" East a distance of 72.08 feet along the common line of said Tract 86 and Lot 75; thence North 16°03'49" West a distance of 176.65 feet; thence North 73°56'11" East a distance of 10.00 feet; thence North 16°03'49" West a distance of 20.00 feet; thence South 73°56'11" West a distance of 10.00 feet; thence north 16°03'49" West a distance of 10.00 feet; thence South 73°56'11" West a distance of 20.00 feet; thence South 16°03'49" East a distance of 200.01 feet to a point 20.00 feet Northwesterly from (as measured perpendicular to) said common line of Tract 86 and Lot 75; thence South 20°41'15" West a distance of 66.15 feet parallel with said common line of Tract 86 and Lot 75 to the Southerly line of Tract 86 (Northerly margin of Shelly Hill Road); thence Easterly along said South line to the point of beginning.

6. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: November 4, 1998
 Recording No.: 9811040087, records of Skagit County, Washington
 Executed By: InterWest Properties, Inc., a Washington corporation
 As Follows: The above described property represents an addition of property that has been combined from contiguous property owned by the grantee. This boundary line adjustment is hereby approved.
 Affects: That portion of Lot 75
7. 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 MALLARD VIEW CONDOMINIUM
 Recording No: 9812090059
8. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: March 1, 1999
 Recording No.: 9903010207, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Corporation
 For: Natural gas pipeline or pipelines
 Affects: A strip of land 10 feet in width having 5 feet on each side of the centerline of Grantees' facilities as constructed, to be constructed, extended, or relocated within the above described property
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

EXHIBIT "B"**Exceptions
(continued)**

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 Mallard View Condominium Phase II :

Recording No: 201903290003, which is a re-record of recording no. 9903170098

10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
- Recorded: March 29, 2019
 Recording No.: 201903290002, which is a re-record of recording no. 9812090060
 Executed By: Nord Northwest, Inc., a Washington corporation

AMENDED by instrument:

Recorded: March 17, 1999, August 30, 2000, July 27, 2007 and March 29, 2019
 Recording No.: 201903290004 (re-record of recording No. 9903170099)
 Recording No.: 201903290005 (re-record of recording No. 200008300094)
 Recording No.: 200707270127
 Recording No.: 201903290001
 , records of Skagit County, Washington

Amendment to ByLaws of Mallard View Condominium Association recorded under recording no. 201811270023.

11. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
- Recorded: September 20, 1996
 Recording No.: 9609200054, records of Skagit County, Washington
 Imposed By: Maddox Creek Master Community Association
13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
14. Consent of Owners, including the terms, covenants and provisions thereof

Recording Date: June 27, 2019
 Recording No.: 201906270045

EXHIBIT "B"

Exceptions
(continued)

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Maddox Creek Master Community Association.
17. Assessments, if any, levied by Mallard View Condominium Association.
18. Assessments, if any, levied by City of Mount Vernon.
19. City, county or local improvement district assessments, if any.