

When recorded return to:
Jessie M. Ehman, an unmarried person and
Kathleen A. Ehman, an unmarried person
3321 Park Lane, Unit A
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2407

May 28 2021

Amount Paid \$5541.00

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

CHICAGO TITLE
620046538

Escrow No.: 620046538

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tracy M. Leach and Michael C. Leach, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jessie M. Ehman, an unmarried person and Kathleen A.
Ehman, an unmarried person

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.)

UT 3321-A,PARK LANE CONDOMINIUM PHASE 1

Tax Parcel Number(s): P122520 / 4869-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 21, 2021



Tracy M. Leach

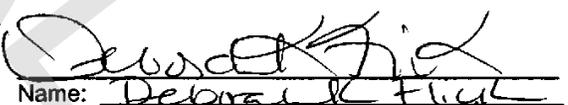


Michael C. Leach

State of Washington
County of Skaagit of Skaagit

I certify that I know or have satisfactory evidence that
Tracy M. Leach and Michael C. Leach
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5/27/2021


Name: Deborah K. Flick
Notary Public in and for the State of WA
Residing at: Burlington
My appointment expires: 8/19/22

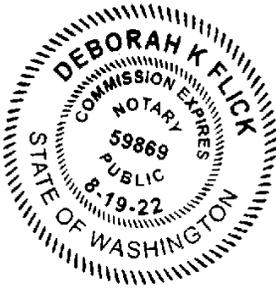


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122520 / 4869-000-002-0000

UNIT 3321-A,PARK LANE CONDOMINIUM PHASE 1, ACCORDING TO THE DECLARATION THEREOF RECORDED AUGUST 23, 2005 UNDER AUDITOR'S FILE NO. 200508230145, AND SURVEY MAP AND PLANS RECORDED UNDER RECORDING NO. 200508230144, AND CORRECTION SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200704120145, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

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 P.U.D. Phase 1, recorded in Volume 16 of Plats, Pages 121 through 130:

Recording No: 9609090082
2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 17, 2002
Auditor's No.: 200201220124, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
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: November 2, 2000
Auditor's No.: 200011030078, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 15, 2002
Auditor's No.: 200211210175, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
5. 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 P.U.D. Phase 3:

Recording No: 200008140137
6. 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

EXHIBIT "B"

Exceptions
(continued)

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
Auditor's No.: 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.

7. 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 20, 1996
Auditor's No.: 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.

8. 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
Auditor's No.: 9609200054, records of Skagit County, Washington
Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):

Recorded: November 03, 2000
Auditor's No.: 200011030078, records of Skagit County, Washington

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 4, 2000
Auditor's No.: 200004040010, records of Skagit County, Washington
In favor of: Skagit County Public Utility District No. 1
For: Pipeline
Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3

10. Easement, including the terms and conditions thereof, granted by instrument

Recorded: December 17, 1997
Auditors No.: 9712170076, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County

For:
Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water

EXHIBIT "B"

Exceptions
(continued)

Affects: A non-exclusive 20 foot wide easement over, under and across a portion
of said Maddox Creek P.U.D. Phase 3

11. 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, as set forth in the document

Recording Date: September 20, 1996
Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000
Recording No.: 200011030078

12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Maddox Creek Master Community Association
Recording Date: September 20, 1996
Recording No.: 9609200054

13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Maddox Highlands Condo Phase I;

Recorded: January 23, 2001
Auditor's No.: 200101230038, records of Skagit County, Washington

And in Amendments thereto

Recorded: January 26, 2001
Auditor's No.: 200101260084, records of Skagit County, Washington
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

14. 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, as set forth in the document

Recording Date: August 23, 2005
Recording No.: 200508230145, records of Skagit County, Washington

EXHIBIT "B"
Exceptions
(continued)

And in Amendments thereto

Recorded: September 15, 2005
Auditor's No.: 200509150004, records of Skagit County, Washington

Recorded: April 12, 2007
Auditor's No.: 200704120144, records of Skagit County, Washington

Recorded: July 16, 2007
Auditor's No.: 200707160194, records of Skagit County, Washington

15. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Unit Owners Association of Park Lane Condominium
Recording Date: August 23, 2005
Recording No.: 200508230145

16. 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 Park Lane Condominium Phase 1:

Recording No: 200508230144

Correction Survey for Park Lane Condominium Phase I recorded under Recording No. 200704120145.

Park Lane Condominium Phase II recorded under Recording No. 200707160193.

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. Assessments, if any, levied by City of Mount Vernon.