

When recorded return to:
Robert Jeffers-Schroder
325 North Laventure Road Unit B
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
A COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620048108

Escrow No.: 620048108

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. Leamon and Ruth Z.E Bernabe, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert Jeffers-Schroder, an unmarried person

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

UNIT 325-B, 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 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): P114305 / 4726-002-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3108

Jul 08 2021

Amount Paid \$4405.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 29, 2021

John A. Leamon
John A. Leamon

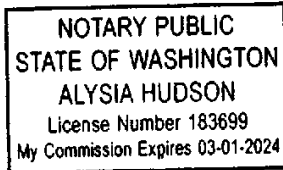
Ruth Z.E. Bernabe
Ruth Z.E. Bernabe

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that John A. Leamon and Ruth Z.E. Bernabe
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 07.06.2021



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

EXHIBIT "A"

Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants or restrictions, if any, 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;

Recorded: March 27, 1998

Recording No.: 9803270116, records of Skagit County, Washington

Executed By: Landed Gentry Development, Inc.

2. 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 Survey Map and Plans:

Recording No: 9812180179

3. 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 of Condominium

Recording Date: December 18, 1998

Recording No.: 9812180180

4. Lien of assessments levied pursuant to the Declaration for Unit Owners Association of Courtyard Gardens Condominium to the extent provided for by Washington law.
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.