

**When recorded return to:**  
Anthony G. LaNasa  
307 East Division Unit C  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049038

**CHICAGO TITLE**  
**020049038**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Austin Skaarup, Personal Representative of the Estate of Steven H. Michaelson  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Anthony G. LaNasa, unmarried and Alejarose C.  
Leon-Guerrero, 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.)

UNIT C, BLDG NO. 1, VERNON HEIGHTS CONDO

Tax Parcel Number(s): P105843 / 4635-001-003-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4619  
Oct 07 2021  
Amount Paid \$5530.60  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 26, 2021

Estate of Steven H. Michaelsen

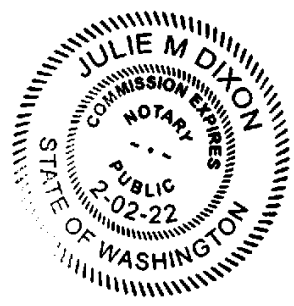
BY: [Signature]  
Austin Skaarup  
Personal Representative

State of Washington  
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Austin Skaarup  
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 Steven H, Michaelsen to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/5/2021

[Signature]  
Name: Julie M Dixon  
Notary Public in and for the State of WASH  
Residing at: Cameron Island  
My appointment expires: 2/2/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P105843 / 4635-001-003-0002**

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UNIT C, BUILDING NO. 1, VERNON HEIGHTS CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9408260063, RECORDS OF SKAGIT COUNTY, WASHINGTON AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 189 THROUGH 194, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, created by instrument(s);  
 Recorded: October 14, 1993  
 Recording No.: 9310140068, records of Skagit County, Washington  
 In favor of: City of Mount Vernon  
 For: Ingress, egress, utilities and sewer lines  
 Affects: Portions of said condominiums
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: December 8, 1993  
 Recording No.: 9312080143, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Utilities  
 Affects: The East 10 feet of condominiums
  
3. 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: 9408260062
  
4. 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 for Condominium  
 Recording Date: August 26, 1994  
 Recording No.: 9408260063  
  
 Modification(s) of said covenants, conditions and restrictions  
  
 Recording Date: March 9, 1995  
 Recording No.: 9503090036  
  
 Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: May 4, 2009  
Recording No.: 200905040154

5. Lien of assessments levied pursuant to the Declaration for Unit Owners Association of Vernon Heights Condominium, a Washington non-profit corporation to the extent provided for by Washington law.
6. Terms, conditions, and restrictions of that instrument entitled Policy Resolution No. 1;  
Recorded: March 8, 1995  
Auditor's No(s): 9503080055, records of Skagit County, Washington  
In Favor of: Establishing book of resolutions
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Comcast of Washington IV, Inc.  
Recording Date: March 8, 2010  
Recording No.: 201003080058  
Affects: Said premises and other property
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

**EXHIBIT "B"**

Exceptions  
(continued)

10. Assessments, if any, levied by Mt Vernon.
11. City, county or local improvement district assessments, if any.