

When recorded return to:

Peter Struck
3301 Park Lane, Unit C
Mount Vernon, WA 98274

GNW 21-14416

STATUTORY WARRANTY DEED

THE GRANTOR(S) SLOTKY PROPERTIES LLC, a Washington Limited Liability Company, 901 Metcalf Street,
PMB 34, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Peter Struck, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Unit 3301-C, PARK LANE CONDOMINIUM

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P122527 / 4869-000-008-0000

Dated: February 04, 2022

SLOTKY PROPERTIES LLC, a Washington Limited Liability Company

By: Robert H. Ruby, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-442

Feb 07 2022

Amount Paid \$5843.40

Skagit County Treasurer
By Lena Thompson Deputy

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Order No.: 22-14416-KH

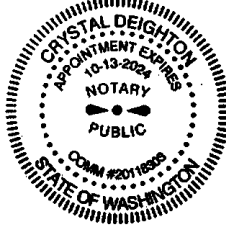
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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 04 day of February, 2022 by Robert H. Ruby as Authorized Agent of SLOTKY PROPERTIES LLC.

Signature

Title

My appointment expires: 10-13-2024

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3301 Park Lane, Unit C, Mount Vernon, WA 98274
Tax Parcel Number(s): P122527

Property Description:

Unit 3301-C, "PARK LANE CONDOMINIUM PHASE 1", as per Correction Survey Map and set of Plans recorded April 12, 2007 under Auditor's File No. 200704120145, (formerly shown as Unit 3301-E, as per Survey Map and set of Plans recorded on August 23, 2005, under Auditor's File No. 200508230144) and as described in that certain Condominium Declaration recorded August 23, 2005 under Auditor's File No. 200508230145; and any Amendments thereto, records of Skagit County, Washington.

EXHIBIT B

22-14416-KH

1. Agreement regarding formation of Local Improvement District dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

2. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: September 19, 1996

Recorded: September 20, 1996

Auditor's No: 9609200054

Executed by: Interwest Properties, Inc.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek adding additional property to existing Declaration recorded November 3, 2000, under Auditor's File No. 200011030078.

3. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation

Dated: December 15, 1997

Recorded: December 17, 1997

Auditor's No: 9712170076

Purpose: Water pipeline

Area Affected:

A non-exclusive 20-foot wide easement under and across a portion of Digby Place crossing Lots D21, D22, D24, B9, B10, B11 and Tract H.

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Maddox Creek P.U.D. Phase 3

Recorded: August 14, 2000

Auditor's No.: 200008140137

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation

Dated: December 15, 1997

Recorded: December 17, 1997

Auditor's No: 9712170076

Purpose: Water pipeline

Area Affected: A non-exclusive 20 foot wide easement under and across a portion Digby Place crossing Lots

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D21, D22, D24, B9, B10, B11 and Tract H

7. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: January 17, 2002

Recorded: January 22, 2002

Auditor's No.: 200201220124

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Parcel "A" - Lots B13, B14, C15 through C19, D20 through D25, MADDOX CREEK P.U.D. Phase 3 and Parcel "B" - Lot B9, MADDOX CREEK P.U.D. Phase 3

8. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: November 15, 2002

Recorded: November 21, 2002

Auditor's No.: 200211210175

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Park Lane Condominium Phase 1

Recorded: August 23, 2005

Auditor's No.: 200508230144

Correction Survey recorded April 12, 2007 under Auditor's File No. 200704120145.

10. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: August 23, 2005

Auditor's File No.: 200508230145

First Amendment as recorded September 5, 2005 under Auditor's File No. 200509150004.

Second Amendment as recorded April 12, 2007 under Auditor's File No. 200704120144.

Third Amendment as recorded July 16, 2007 under Auditor's File No. 200707160194.

Corrected Third Amendment as recorded June 29, 2021 under Auditor's File No. 202106290082.

Amendments as established by Court Order Approving Division of Condominium Pursuant to Settlement filed March 19, 2021, under Skagit County Cause No. 18-2-00638-29.

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11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.

Dated: March 1, 2005

Recorded: May 8, 2006

Auditor's No.: 200605080127

Area Affected: Common area

12. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Park Lane Condominium Corrected Phase 2

Recorded: June 29, 2021

Auditor's No.: 202106290081