

When recorded return to:
Casey J. Moberg
1415 Mallard View Drive #4
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051409

CHICAGO TITLE CO.

620051409

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maureen E. Wilbur, 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 Casey J. Moberg, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 4, BUILDING 1, MALLARD VIEW CONDOMINIUM, ACCORDING TO THE DECLARATION
THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9812090060 AND ANY AMENDMENTS
THERETO AND THE SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 17 OF
PLATS, PAGES 34 THROUGH 37, 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): P114187 / 4724-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221920

May 10 2022

Amount Paid \$6565.00

Skagit County Treasurer

By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620051409

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2022

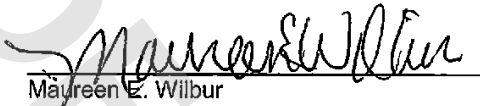
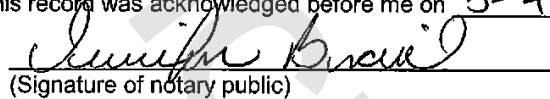
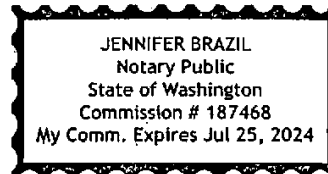

Maureen E. WilburState of Washington
County of SkagitThis record was acknowledged before me on 5-4-22 by Maureen E. Wilbur.
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 MADDOX CREEK PUD:

Recording No: 199609090082:
2. 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: water line, lines or related facilities
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 MALLARD VIEW CONDOMINIUM

Recording No: 9812090059
4. 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: gas pipeline or pipelines
5. 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.
6. 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

EXHIBIT "A"**Exceptions
(continued)**

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.

7. 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.
8. 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
9. 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: December 9, 1998
Recording No: 9812090060, records of Skagit County, Washington
Executed By: Nord Northwest, Inc., a Washington corporation

AMENDED by instrument:

Recorded: March 17, 1999, August 30, 2000 and July 27, 2007

Recording No: 9903170099

Recording No: 200008300094

Recording No: 200707270127

Recording No: 201811270023

Recording No: 201903290001

Recording No: 201903290002

Recording No: 201903290003

EXHIBIT "A"Exceptions
(continued)

Recording No: 201903290004
Recording No: 201903290005
Recording No: 201906270045
Recording No: 202106140125

10. 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.
11. 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
12. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Mt Vernon.
15. City, county or local improvement district assessments, if any.