

**When recorded return to:**  
Zachary David Greenberg  
1410 Mallard View Drive, Unit 2  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620051379

Escrow No.: 620051379

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222109

May 20 2022

Amount Paid \$6405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thi Tuyet Trinh Tran, 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 Rachel Nicole Jones, an unmarried person and Zachary David  
Greenberg, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
UNIT 2, BUILDING 2, "MALLARD VIEW CONDOMINIUM, PHASE II, " ACCORDING TO THE  
DECLARATION THEREOF RECORDED DECEMBER 9, 1998, UNDER AUDITOR'S FILE  
NO.9812090060, AND ANY AMENDMENTS THERETO AND THE SURVEY MAP AND PLANS  
THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 51 THROUGH 55, INCLUSIVE, ALL  
IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)


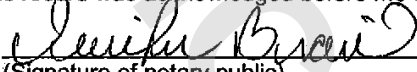
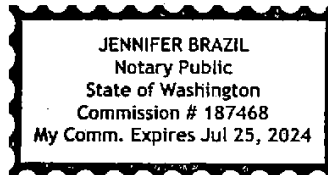
Tax Parcel Number(s): P114384 / 4729-002-002-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 4, 2022

  
\_\_\_\_\_  
Thi Tuyet Trinh TranState of Washington  
County of SkagitThis record was acknowledged before me on 5-13-2022 by Thi Tuyet Trinh Tran.  
\_\_\_\_\_  
(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 the Plat of Maddox Creek PUD:  
  
Recording No: 9609090082
2. Covenants, conditions, restrictions and easements 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 9, 1996  
Recording No.: 9609090083
3. Covenants, conditions, restrictions and easements 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
4. Covenants, conditions, restrictions and easements 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.: 9609200055
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Public Utility District No. 1 of Skagit County, Washington  
Purpose: Construction and maintenance of a water line, lines or related facilities  
Recording Date: December 1, 1998

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

Recording No.: 9812010039  
Affects: Portion of said premises

6. Covenants, conditions, restrictions and easements 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: November 4, 1998  
Recording No.: 9811040087

7. 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

8. Covenants, conditions, restrictions and easements 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: November 4, 1998  
Recording No.: 9811040087

9. 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 Phase II:

Recording No: 201903290003, which is a re-record of recording no. 9903170098

10. Covenants, conditions, restrictions and easements 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,

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

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: March 29, 2019

Recording No.: 201903290002

Said document is a re-record under Recording no. 9812090060

Modification(s) of said covenants, conditions and restrictions

Recording No. 201903290004

Said document is re-record under Recording no. 9903170099

Recording No. 201903290005

Said document is re-record under Recording no. 200008300094

Recording No. 200707270127

Recording No. 201903290001

Amendment to ByLaws of mallard view condominium Association recorded under:  
Recording no. 201811270023.

11. Lien of assessments levied pursuant to the Declaration for Mallard View Condominium to the extent provided for by Washington law.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Mt Vernon.