

When recorded return to:
Suzanne Clemenz
325 North Laventure #B
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620052946

Escrow No.: 620052946

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Jeffers-Schroder, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Suzanne Clemenz, 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 325-B, BLDG "B", "COURTYARD GARDENS CONDOMINIUM"

Tax Parcel Number(s): P114305 / 4726-002-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224585

Nov 14 2022

Amount Paid \$5125.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 8, 2022

Robert Jeffers-Schroder
Robert Jeffers-Schroder

State of Washington
County of Skagit

This record was acknowledged before me on 11-9-2022 by Robert Jeffers-Schroder.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

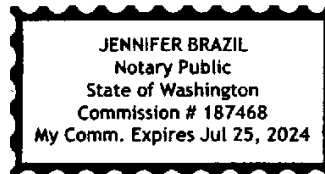


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114305 / 4726-002-002-0000

UNIT 325-B, BUILDING "B", "COURTYARD GARDENS CONDOMINIUM", AS PER SURVEY MAP AND PLANS RECORDED IN VOLUME 17 OF PLATS, PAGES 40 AND 41, AND "CONDOMINIUM DECLARATION FOR COURTYARD GARDENS CONDOMINIUM", RECORDED UNDER AUDITOR'S FILE NO. 9812180180, AND ANY AMENDMENTS THERETO; RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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, as set forth in the document

Recording Date: March 27, 1998

Recording No.: 9803270116

2. 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 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 the City of Mount Vernon.
7. City, county or local improvement district assessments, if any.