

When recorded return to:

Peter L. Contrastano  
PO BOX 2851  
Kirkland, WA 98083  
DKK Number: 22-714

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20225059

Dec 30 2022

Amount Paid \$4565.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 22-17284

**STATUTORY WARRANTY DEED**

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Grantors: Sonya Ruthlaveda Klippert, fka Ruth L. Reynolds, unmarried as her separate estate

Grantees: Peter Contrastano, an unmarried person

Tax Parcel Number(s): P113515

Abbreviated Legal: Unit D, Building 803, Home Court Condominium Parcel No.

P113515/4720-000-803-0400

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THE GRANTOR(S), Sonya Ruthlaveda Klippert, fka Ruth L. Reynolds, unmarried as her separate estate, for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to Peter Contrastano, an unmarried person the real estate described in Exhibit A, situated in the County of Skagit, State of Washington.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 803 South Laventure Road, Unit D, Mount Vernon, WA 98274  
Tax Parcel Number(s): P113515

**Property Description:**

Unit "D", Building 803, "HOME COURT CONDOMINIUM," as per plat recorded in Volume 17 of Plats, pages 17 through 21, inclusive, recorded September 29, 1998, under Auditor's File No. 9809290182, records of Skagit County, Washington.

TOGETHER WITH an undivided percentage of those common areas pursuant to that Condominium Declaration as recorded September 29, 1998, under Auditor's File No. 9809290183, and as may be amended.

Situate in the County of Skagit, State of Washington

**SUBJECT TO THE FOLLOWING EXCEPTIONS:**

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

- (A) Unpatented mining claims.
- (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
- (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage, or electricity

Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

Easements, claims of easement or encumbrances which are not shown by the public records.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion, or national origin executed by Ted C. Johnson, Kendall D. Gentry and Nancy F. Gentry, husband, and wife, recorded June 5, 1989, as Auditor's File No. 8906050020.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded October 18, 1993, as Auditor's File No. 9310180155.

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 named Home Court Condominium recorded September 29, 1998, as Auditor's File No. 9809290182.

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

Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded September 29, 1998 as Auditor's File No. 9809290183 may be contained in the bylaws adopted pursuant to said Declaration.

Dated: December 20, 2022

Sonya Ruthlaveda Klippert  
Sonya Ruthlaveda Klippert  
STATE OF WASHINGTON  
COUNTY OF KING

This record was acknowledged before me on 27<sup>TH</sup> day of December, 2022 by Sonya Ruthlaveda Klippert.

Devon Rasale  
Signature

NOTARY PUBLIC  
Title

My commission expires: 1-11-25

