

**When recorded return to:**  
Keir E. Torkkola  
219 N Township Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240875  
Jun 07 2024  
Amount Paid \$5765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

**CHICAGO TITLE**  
620056289

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056289

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gayelen Mouser agent for Pensco Trust Company LLC, a Colorado limited liability company, Custodian FBO Gayelen Mouser IRA, as to an undivided 65% interest, and James D. Mouser agent for Pensco Trust Company LLC, a Colorado limited liability company, Custodian FBO James Mouser IRA, as to an undivided 35% interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Keir E. Torkkola, 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 2, KENDALL PLACE CONDOMINIUM

Tax Parcel Number(s): P125653 / 4914-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: ~~6-3-24~~ 6-3-24  
*gm*

Pensco Trust Company LLC Custodian FBO Gayelen Mouser IRA

BY: [Signature]  
Gayelen Mouser  
Agent

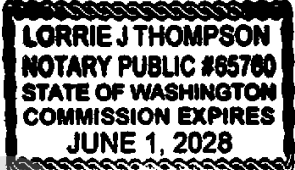
Pensco Trust Company LLC, Custodian FBO James Mouser IRA

BY: [Signature]  
James D. Mouser  
Agent

State of WASHINGTON  
County of SKAGIT

This record was acknowledged before me on June 3, 2024 by Gayelen Mouser as Agent of Pensco Trust Company LLC Custodian FBO Gayelen Mouser IRA.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WASHINGTON  
My appointment expires: 6-1-2028



State of WASHINGTON  
County of SKAGIT

This record was acknowledged before me on June 3, 2024 by James D. Mouser as Agent of Pensco Trust Company LLC, Custodian FBO James Mouser IRA.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P125653 / 4914-000-002-0000**

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UNIT 2, "KENDALL PLACE CONDOMINIUM", (A CONDOMINIUM), ACCORDING TO THE AMENDED DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 200709060103, AND ANY AMENDMENTS THERETO; SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 200701240072, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Cascade Natural Gas Corporation  
 Purpose: The right to construct, install, operate, maintain, protect, improve, repair and abandon in place a natural gas pipeline or pipelines, regulation devises and metering equipment. Together with , the non-exclusive right of access to and from said property for the purposes of utilizing and rights  
 Recording Date: May 24, 2006  
 Recording No.: 200605240036  
 Affects: Common area
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Comcast of Washington IV. Inc  
 Purpose: Right-of-Way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the system) consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing services and other like communications  
 Recording Date: August 11, 2006  
 Recording No.: 200608110158  
 Affects: Common area
  
3. 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  
 Purpose: The perpetual right, privilege and authority enabling the distinct to all things necessary or proper in the construction and maintenance of a water, sewer and communication line or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocated, connect to an located at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transport ion and control of water, sewer an electronic information  
 Recording Date: October 24, 2006  
 Recording No.: 200610240038  
 Affects: Common area
  
4. 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

**EXHIBIT "B"**Exceptions  
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey Map and Plans for Kendall Place Condominium:

Recording No: 200701240072

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 17, 2021

Recording No.: 202109170133

5. 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: Condominium Declaration

Recording Date: January 24, 2007

Recording No.: 200701240073

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 6, 2007

Recording No.: 200709060103

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 19, 2016

Recording No.: 201604190049

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 17, 2021

Recording No.: 202109170132

6. Lien of assessments levied pursuant to the Declaration for Kendall Place Condominium to the extent provided for by Washington law.
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or

**EXHIBIT "B"**Exceptions  
(continued)

designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

8. City, county or local improvement district assessments, if any.