

202504170035

04/17/2025 12:30 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:

Quang T Nguyen and Ha Doan Thanh Tran
2021 North Laventure Road Unit 303
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251143

Apr 17 2025

Amount Paid \$5733.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

Chicago Title
500157626

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500157626

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carrie L Wilson and Jay J Wilson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Quang T Nguyen and Ha Doan Thanh Tran, a married couple

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 303, DEER RUNN CONDOMINIUM

Tax Parcel Number(s): P80524/4368-000-303-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/15/2025

Carrie L. Wilson
Carrie L. Wilson

Jay J. Wilson
Jay J. Wilson

State of Washington
County of SKAGIT

This record was acknowledged before me on 4-15-2025 by
CARRIE L. WILSON AND JAY J. WILSON

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80524/4368-000-303-0002

UNIT 303, DEER RUNN CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER RECORDING NO. 872397, BEING A RE-RECORDING OF RECORDING NO. 871205, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 11 OF PLATS, PAGES 97 THROUGH 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: January 1, 1978
Recording No.: 871410, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline or lines

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: June 8, 1978
Recording No.: 881040, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

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 Deer Runn Condominium:

Recording No: 871204, records of Skagit County, Washington

4. 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 and Covenants, Conditions, Restrictions and Reservations for Deer Runn No. 1, a condominium
Recording Date: January 20, 1978
Recording No.: 872397, records of Skagit County, Washington

Said document being a re-recording of Recording No. 871205, records of Skagit County, Washington.

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 14, 1990
Recording No.: 9012140051

EXHIBIT "B"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 8, 2018
Recording No.: 201802080052

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 16, 2020
Recording No.: 202003160202

5. Lien of assessments levied pursuant to the Declaration for Deer Runn Condominium to the extent provided for by Washington law.
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Grantee: Mt. Baker Mutual Savings Bank, as Trustees for a nonprofit corporation by the Condominium apartment Unit Owners of Deer Runn Condominium
Dated: October 14, 1979
Recording Date: October 19, 1979
Recording No.: 7910190038
For: Erect a fence
Affects: Northerly line of the subject property
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Grantee: Mt. Baker Bank, a Savings Bank, and a Washington Corporation
Recording Date: May 10, 1985
Recording No.: 8505100033
For: Ingress, egress, roadway and utilities
Affects: Portion of the South 60 feet of the subject property
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Grantee: Mt. Baker Bank
Recording Date: October 24, 1985
Recording No.: 8510240046
For: Ingress, egress and utilities
Affects: Over and across the East 354.56 feet of the South 25 feet of a portion of the subject property
9. An easement for emergency vehicular access in favor of Deer Runn Condominium Owners Association as described in the judgment of the Skagit County Superior Court, Cause No. 86-2-00457-5 entered on January 6, 1989, covering a portion of the common area as set forth in said judgment.

An non exclusive easement for road and utilities in favor of the Deer Runn Condominium

EXHIBIT "B"Exceptions
(continued)

Owners Association, as further reserved for the benefit of the real property described in recording number 8912210088 to the Southwest as said easement is identified in Skagit County recording number 8510240046, covering a portion of the common areas as set forth in recording number 9010050028.

An easement for parking, ingress, egress and utilities in favor of Deer Runn Condominium Owners Association as set forth in the judgment of the Skagit County Superior Court, Cause no. 86-2-00457-5 entered on January 6, 1989, covering a portion of the common areas as set forth in said judgment.

Rights of ingress and egress over portions of the plat designated as common areas or limited common area and the right to use said areas for all property purposes in favor of the other holders of undivided interest of occupants of the numbered apartment units.

10. Agreement, including the terms and conditions thereof:

By: Deer Runn Condo. Homeowners Assoc.
Recording Date: March 10, 1988
Recording No.: 8803100014
Providing: Assignment of covered parking spaces to specific condo. units

11. Agreement, including the terms and conditions thereof;

By: Deer Runn Condominium Homeowners Association
Recording Date: May 19, 2006
Recording No.: 200605190039
Providing: Road Maintenance Agreement

12. 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 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

EXHIBIT "B"
Exceptions
(continued)

NR Lands."

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 Mount Vernon.
15. City, county or local improvement district assessments, if any.