

WAUGH ROAD CONDOS

A CONDOMINIUM
SITUATE IN A PORTION OF NE 1/4, SE 1/4 SECTION 16 TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. CITY OF MT.
VERNON, SKAGIT COUNTY, WASHINGTON

DECLARATION REFERENCE:

THE DECLARATION FOR WAUGH ROAD CONDOS, PREPARED UNDER WASHINGTON COMMON INTEREST OWNERSHIP ACT FOR THE CONDOMINIUM TO
FOR A COMMON INTEREST COMMUNITY-PLANNED RESIDENCE, WAS FILED IN THE PUBLIC RECORDS OF SKAGIT COUNTY, WASHINGTON
ON 10/14/2025 AT AUDITOR'S FILE NO. 202510140056

DECLARATION & DEDICATION:

THE UNDERSIGNED OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME
FOR A COMMON INTEREST COMMUNITY-PLANNED RESIDENCE, AND AS PART OF THE DEDICATION OF THE REAL ESTATE TO THE COMMON
OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE.

DWAYNE ENGELSMAN, WAUGH ROAD CONDOS, LLC
RAMANPAL GILL, WAUGH ROAD CONDOS, LLC

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF WHATCOM)
I CERTIFY THAT I KNOW AS HAVE SATISFACTORY EVIDENCE THAT DWAYNE ENGELSMAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID
PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT, TO BE
THE FREE AN VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS 13 DAY OF October, 2025.
Gabriel E Vorenkamp
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Ferndale, wa
DATE TERM EXPIRES Nov 17, 2028

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF WHATCOM)
I CERTIFY THAT I KNOW AS HAVE SATISFACTORY EVIDENCE THAT RAMANPAL GILL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID
PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT, TO BE
THE FREE AN VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS 13 DAY OF October, 2025.
Gabriel E Vorenkamp
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Ferndale, wa
DATE TERM EXPIRES Nov 17, 2028

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF POWERTEK SURVEYS, INC.
FILED FOR RECORD THIS 14 DAY OF October, 2025, AT 13
MINUTES PAST 11 O'CLOCK A.M. IN VOLUME 7 OF SURVEYS ON PAGES 7
UNDER AUDITOR'S FILE NO. 202510140056
RECORDS OF SKAGIT COUNTY, WASHINGTON
Jodiann Tarkenton
SKAGIT COUNTY AUDITOR
Tara Diederich
DEPUTY

LEGAL DESCRIPTION:

PER DEED OF TRUST, AUDITOR'S FILE No. 200708290183 / AMERICAN LAND TITLE ASSN. COMMITMENT No. 24-20882-TO
LOTS 4-6, INCLUSIVE, AS DELINEATED ON SHORT PLAT No. LU 05-056, APPROVED ON FEBRUARY 7, 2007 AND RECORDED FEBRUARY 14,
2007 UNDER AUDITOR'S FILE No. 200702130996, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

SHEET INDEX:

SHEET 1 OF 3 - DECLARATION REFERENCE, DEDICATION & DECLARATION, ACKNOWLEDGEMENTS, LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATE,
SURVEYOR'S ACKNOWLEDGEMENT AND AUDITOR'S CERTIFICATE
SHEET 2 OF 3 - SITE PLAN, EASEMENTS, BOUNDARY AND TIES
SHEET 3 OF 3 - UNIT LAYOUTS, 1ST & 2ND FLOORS

LAND SURVEYOR'S CERTIFICATE:

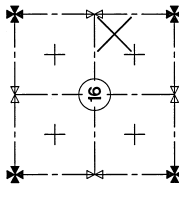
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE
WASHINGTON SURVEYING ACT. I HAVE BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING, STATE OF WASHINGTON, AND I HAVE
FOR WAUGH ROAD CONDOS, I HAVE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES
ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED
HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR
OTHER PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON (2) TO THE
EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

JEREMY J. DISCH, PLS #4629
DATE 10.13.2025

ACKNOWLEDGEMENT FOR SURVEYOR:

STATE OF WASHINGTON)
COUNTY OF WHATCOM)
I CERTIFY THAT I KNOW AS HAVE SATISFACTORY EVIDENCE THAT JEREMY J. DISCH SIGNED THIS INSTRUMENT AND ON OATH STATED THAT HE
IS AUTHORIZED TO EXECUTE THIS INSTRUMENT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.

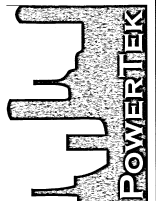
THIS 13 DAY OF October, 2025.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Custer
DATE TERM EXPIRES 6/23/26



CONDOMINIUM SURVEY MAP

POWERTEK SURVEYING

(360) 746.8801
#5426 BARRETT ROAD #104
FERNDALE, WA 98248
WWW.POWERTEK.NET



WAUGH ROAD CONDOS
STATEMENTS & DECLARATIONS

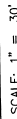
DRAWN BY:	DATE:	JOB NO.:
COM	10/9/2025	2024-713
REVIEWED BY:	SCALE:	SHEET:
J.D.	N/A	1 OF 3



202510140056

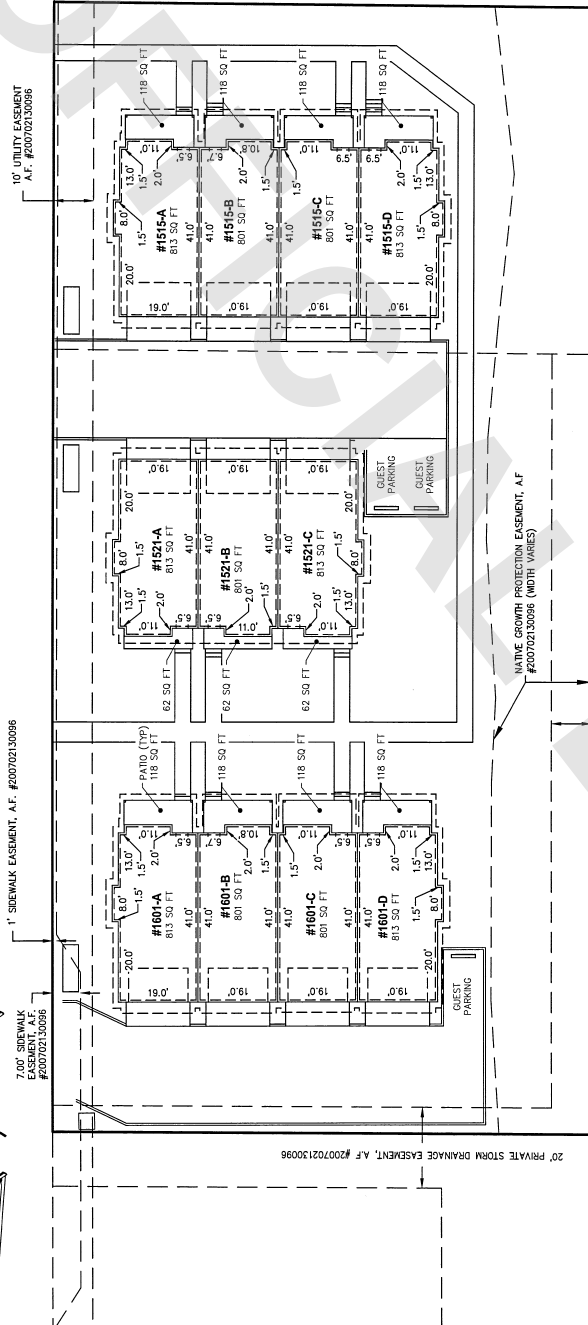
10/14/2025 11:13 AM Pages: 1 of 3 Feet: 9432.50

Z:\Shared\2024\2024-713 Waugh Rd.Mt. Vernon\AutoCAD\Project Drawing\2024-713 Waugh Rd.Mt. Vernon\AutoCAD\Condo\shhita.evz_251009.dwg



WAUGH ROAD CONDOS

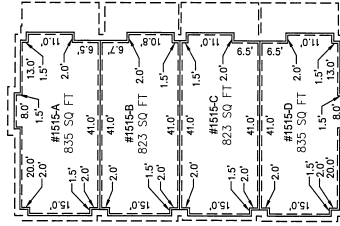
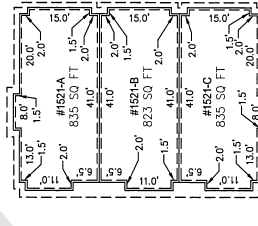
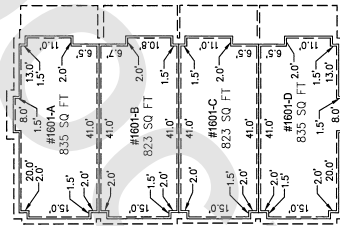
A CONDOMINIUM
SITUATE IN A PORTION OF NE 1/4, SE 1/4 SECTION 16 TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. CITY OF MT.
VERNON, SKAGIT COUNTY, WASHINGTON



UNIT LAYOUT, 1ST FLOOR

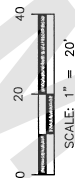
VERTICAL BUILDING ELEVATIONS:

- #1601 1ST FLOOR: 59.5'
- #1601 2ND FLOOR: 69.5'
- #1601 ROOF PEAK: 88.7'
- #1521 1ST FLOOR: 59.0'
- #1521 2ND FLOOR: 69.0'
- #1521 ROOF PEAK: 88.2'
- #1515 1ST FLOOR: 59.5'
- #1515 2ND FLOOR: 69.5'
- #1515 ROOF PEAK: 88.7'

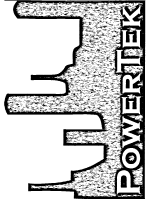


LIMITED COMMON ELEMENTS:
PATIOS & PLANTERS ARE LIMITED COMMON ELEMENTS.

UNIT LAYOUT, 2ND FLOOR



CONDOMINIUM SURVEY MAP



POWERTEK SURVEYING

(360) 746.8801

#5426 BARRETT ROAD #104
FERNELDA, WA 98248

WWW.POWERTEK.NET

WAUGH ROAD CONDOS UNIT LAYOUTS

DRAWN BY:	DATE:	JOB NO.:
COM	10/9/2025	2024-713
REVIEWED BY:	SCALE:	SHEET:
JJD	1" = 20'	3 OF 3