

**When recorded return to:**  
Marshall Lee Bryan and Hilary Bryan  
3321 Park Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260267  
Jan 30 2026  
Amount Paid \$6404.20  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620060948

Escrow No.: 620060948

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Susan J Herlickson, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Marshall Lee Bryan and Hilary Bryan, husband and wife

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 3321-B, PARK LANE CONDO PH 1, A CONDO, REC NO. 200508230144

Tax Parcel Number(s): P117008 / 4869-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 1-26-2026

Susan J Herlickson  
Susan J Herlickson

State of Arizona

County of Yuma

This record was acknowledged before me on January 26, 2026 by Susan J Herlickson.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Arizona  
My appointment expires: 03/26/2026



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P117008 / 4869-000-001-0000**

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UNIT 3321-B, PARK LANE CONDOMINIUM PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED AUGUST 23, 2005, UNDER RECORDING NO. 200508230145, AND SURVEY MAP AND PLANS RECORDED UNDER RECORDING NO. 200508230144, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 the Plat of Maddox Creek P.U.D. Phase 1:

Recording No: 9609090082

2. 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: November 2, 2000

Recording No.: 200011030078

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Underground electric system, together with necessary appurtenances  
Recorded: January 17, 2002  
Recording No.: 200201220124  
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Underground electric system, together with necessary appurtenances  
Recorded: November 15, 2002  
Recording No.: 200211210175  
Affects: Portion of said premises

5. 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 the Plat of Maddox Creek P.U.D. Phase 3:

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No: 200008140137

6. 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: September 9, 1996  
Recording No.: 9609090083

7. 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: September 20, 1996  
Recording No.: 9609200055

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County Public Utility District No. 1  
Purpose: Pipeline  
Recorded: April 4, 2000  
Recording No.: 200004040010, records of Skagit County, Washington  
Affects: Portion of said premises

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County  
Purpose: Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water  
Recorded: December 17, 1997  
Recording No.: 9712170076  
Affects: Portion of said premises

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

Granted to: Comcast of Washington IV, Inc.

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

Purpose: Broadband communications system  
 Recording Date: May 8, 2006  
 Recording No.: 200605080127  
 Affects: Portion of said premises

11. 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: September 20, 1996  
 Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000  
 Recording No.: 200011030078

12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Maddox Creek Master Community Association  
 Recording Date: September 20, 1996  
 Recording No.: 9609200054

13. 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: January 23, 2001  
 Recording No.: 200101230038

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 26, 2001  
 Recording No.: 200101260084

14. 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

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

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: August 23, 2005  
Recording No.: 200508230145

And in Amendments thereto

Recorded: September 15, 2005  
Recording No.: 200509150004

Recorded: April 12, 2007  
Recording No.: 200704120144

Recorded: July 16, 2007  
Recording No.: 200707160194

15. Lien of assessments levied pursuant to the Declaration for Park Lane Condominium to the extent provided for by Washington law.
16. 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: 200508230144  
  
Correction Survey for Park Lane Condominium Phase I recorded under Recording No. 200704120145.  
  
Park Lane Condominium Phase II recorded under Recording No. 200707160193.
17. Any question that may arise due to shifting and changing in the course, boundaries or high water line of unnamed creek.
18. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of unnamed creek.
19. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered

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

- by water.
20. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
  21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  22. Assessments, if any, levied by Mount Vernon.
  23. City, county or local improvement district assessments, if any.
  24. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.