

When recorded return to:

Luis Pimentel and Regina Pimentel
2730 Comanche Drive
Mount Vernon, WA 98273



201101280161
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012509

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert H. Peterson, Personal Representative of the Estate of Dorothy F. Peterson,
Probate No. 10-4-00150-6 Superior Court of Skagit County

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Luis Pimentel and Regina Pimentel, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 2, Building 1, MALLARD VIEW CONDOMINIUM, according to the Declaration thereof
recorded under Auditor's File No. 9812090060 and any amendments thereto AND the Survey Map
and Plans thereof recorded in Volume 17 of Plats, pages 34 through 37, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P114185, 4724-000-002-0000

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: January 27, 2011

The Estate of Dorothy F. Peterson

BY: Robert H. Peterson
Robert H. Peterson
Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

269
JAN 28 2011

Amount Paid \$ 3360.30
By nam Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

ROBERT H. PETERSON

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Dorothy F. Peterson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

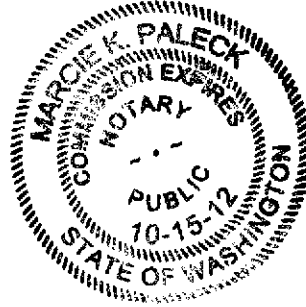
Dated: January 27 2011

Mario Paleck
Name:

Notary Public in and for the State of Washington,

Residing at: Mount Vernon WA

My appointment expires: October 15 2012



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EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 MADDOX CREEK PUD:

Recording No: 199609090082

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 1, 1998
Auditor's No.: 9812010039, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Construction and maintenance of a water line, lines or related facilities
Affects: Beginning at the most Southerly corner of said Tract 86 (the Southwest corner of Lot 75, Maddox Creek P.U.D. Phase I); thence North 20°41'15" East a distance of 72.08 feet along the common line of said Tract 86 and Lot 75; thence North 16°03'49" West a distance of 176.65 feet; thence North 73°56'11" East a distance of 10.00 feet; thence North 16°03'49" West a distance of 20.00 feet; thence South 73°56'11" West a distance of 10.00 feet; thence north 16°03'49" West a distance of 10.00 feet; thence South 73°56'11" West a distance of 20.00 feet; thence South 16°03'49" East a distance of 200.01 feet to a point 20.00 feet Northwesterly from (as measured perpendicular to) said common line of Tract 86 and Lot 75; thence South 20°41'15" West a distance of 66.15 feet parallel with said common line of Tract 86 and Lot 75 to the Southerly line of Tract 86 (Northerly margin of Shelly Hill Road); thence Easterly along said South line to the point of beginning.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 MALLARD VIEW CONDOMINIUM:

Recording No: 9812090059

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 1, 1999
Auditor's No.: 9903010207, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: The right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines under, over, through, and across the above-described property
Affects: A strip of land 10 feet in width having 5 feet on each side of the centerline of Grantees' facilities as constructed, to be constructed, extended, or relocated within the above described property

5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 9, 1996
Auditor's No(s): 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.



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EXHIBIT "A" Exceptions

6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 20, 1996
Auditor's No(s): 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 20, 1996
Auditor's No(s): 9609200054, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.
8. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: November 4, 1998
Auditor's No.: 9811040087, records of Skagit County, Washington
Executed By: InterWest Properties, Inc., a Washington corporation
As Follows: The above described property represents an addition of property that has been combined from contiguous property owned by the grantee. This boundary line adjustment is hereby approved.
Affects: That portion of Lot 75
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: December 9, 1998
Auditor's No(s): 9812090060, records of Skagit County, Washington
Executed By: Nord Northwest, Inc., a Washington corporation

AMENDED by instrument:
Recorded: March 17, 1999, August 30, 2000 and July 27, 2007
Auditor's No.: 9903170099, 200008300094 and 200707270127, records of Skagit County, Washington
10. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 MALLARD VIEW CONDOMINIUM PHASE II:

Recording No: 200008300093



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EXHIBIT "A"

Exceptions

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 20, 1996
Auditor's No(s): 9609200054, records of Skagit County, Washington
Imposed By: Maddox Creek Master Community Association
13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
14. Reservations contained in deed:
Recording Date: February 28, 2007
Recording No.: 200702280111
15. City, county or local improvement district assessments, if any.
16. Dues, charges, and assessments, if any, levied by Maddox Creek Master Community Association.
17. Dues, charges, and assessments, if any, levied by Mallard View Condominium Association.
18. Assessments, if any, levied by the City of Mount Vernon.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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