

When recorded return to:
Sharon Walden
323 North Laventure Road Unit A
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3076

Jul 07 2021

Amount Paid \$4405.00
Skagit County Treasurer
By Flora Cruz Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048112

CHICAGO TITLE

620048112

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Patsfield, also appearing of record as Richard E. Patsfield, an unmarried person, as his 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 Sharon Walden, an unmarried person

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

UNIT 323-A OF BUILDING "A" OF "COURTYARD GARDENS CONDOMINIUM", AS PER
SURVEY MAP RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 40 AND 41, AND
"CONDOMINIUM DECLARATION FOR COURTYARD GARDENS CONDOMINIUM", RECORDED
UNDER AUDITOR'S FILE NO. 9812180180, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P114300 / 4726-001-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

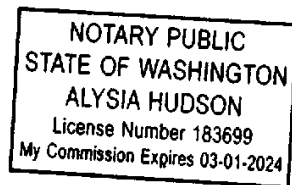
Dated: June 23, 2021

Richard Patsfield
Richard Patsfield

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Richard Patsfield
is are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 7, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Curlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions and easements 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: March 27, 1998
Recording No.: 9803270116

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 9812180179

3. 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 for Condominium
Recording Date: December 18, 1998
Recording No.: 9812180180

4. Lien of assessments levied pursuant to the Declaration for Unit Owners Association of Courtyard Gardens Condominium to the extent provided for by Washington law.
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Mt Vernon.
7. City, county or local improvement district assessments, if any.