

When recorded return to:  
Melanie Tina Bernardin and James Michael Bernardin  
17504 Delta Avenue  
Torrance, CA 90504



Skagit County Auditor \$74.00  
4/6/2017 Page 1 of 2 3:28PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113513

**Statutory Warranty Deed**

113513  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Raymond F. Drake, Jr. and Bonnie Y. Drake, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Melanie Tina Bernardin and James Michael Bernardin, a married couple the following described real estate, situated in the County of Skagit, State of Washington

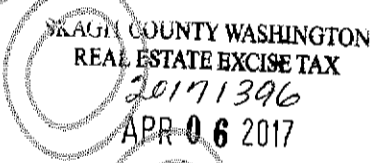
Abbreviated Legal:  
Lot 51, Wilderness Village  
Tax Parcel Number(s): P78235, 4208-000-051-0000

Lot 51, Plat of Wilderness Village Div. No. 1, according to the plat thereof recorded in Volume 10 of Plats, page 48, records of Skagit County, Washington.

Situate in Skagit County, Washington.  
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 4-5-17  
Raymond F. Drake, Jr.  
Raymond F. Drake, Jr.

Bonnie Y. Drake  
Bonnie Y. Drake



STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 490.05  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Raymond F. Drake, Jr. and Bonnie Y. Drake, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-5-17

[Signature]  
Printed Name: Katie Hickok Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1/07/2019 3/7/20

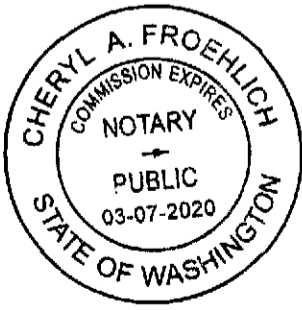


Exhibit A  
SCHEDULE "B-1"

**EXCEPTIONS:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS. BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 2, 1973  
Recorded: July 20, 1973  
Auditor's No: 788214  
Executed by: Valleys West, a limited partnership, George Theodoratus and Raymond F. Drake, Jr., General Partners

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 30, 2004  
Recorded: September 7, 2004  
Auditor's No.: 200409070165

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 3, 2005  
Recorded: May 5, 2005  
Auditor's No.: 200505050063

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: July 23, 2007  
Auditor's No.: 200707230123

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Wilderness Village Div. No. 1  
Recorded: July 20, 1973  
Auditor's No: 788213

C. Any tax, fee, assessments or charges as may be levied by Wilderness Village Community Association.