

When recorded return to:

Colleen Wilcox
3221 Park Lane, A
Mount Vernon, WA 98274

GNW 21-11224

STATUTORY WARRANTY DEED

THE GRANTOR(S) SLOTKY PROPERTIES LLC, a Washington Limited Liability Company, 901 Metcalf Street, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Colleen Wilcox, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Unit 3221-A, Park Lane Condominium Phase II

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 "B" attached hereto

Tax Parcel Number(s): P117010

Dated: July 08, 2021

SLOTKY PROPERTIES LLC, a Washington Limited Liability Company

By: [Signature]
Robert Ruby, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3143
Jul 09 2021
Amount Paid \$5685.00
Skagit County Treasurer
By Josie L Bear Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Robert Ruby is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Agent of SLOTKY PROPERTIES LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10 day of July, 2021

Crystal Deighton
Signature

Isaron Assistant
Title

My appointment expires: 10-13-2024

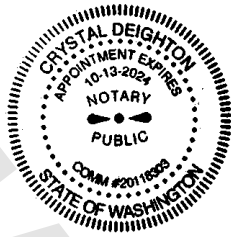


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3221 Park Lane, A, Mount Vernon, WA 98274
Tax Parcel Number(s): P117010

Property Description:

Unit 3221-A, "PARK LANE CONDOMINIUM PHASE II," as per Survey Map and Set of Plans recorded on July 16, 2007, under Auditor's File No. 200707160193 and as described in that certain Condominium Declaration recorded August 23, 2005 under Auditor's File No. 200508230145; First Amendment to said Declaration recorded September 15, 2005 under Auditor's File No. 200509150004; amended by Second Amendment recorded on April 12, 2007, under Auditor's File No. 200704120144 and amended by Third Amendment recorded on July 16, 2007, under Auditor's File No. 200707160194, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT B
21-11224-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Agreement regarding formation of Local Improvement District dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: September 19, 1996

Recorded: September 20, 1996

Auditor's No: 9609200054

Executed by: Interwest Properties, Inc.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11224-KH

Page 4 of 7

Supplementary Declaration of Covenants and Restrictions of Maddox Creek adding additional property to existing Declaration recorded November 3, 2000, under Auditor's File No. 200011030078.

11. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Dated: December 15, 1997
Recorded: December 17, 1997
Auditor's No: 9712170076

Purpose: Water pipeline
Area Affected:

A non-exclusive 20-foot wide easement under and across a portion of Digby Place crossing Lots D21, D22, D24, B9, B10, B11 and Tract H.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Maddox Creek P.U.D. Phase 3
Recorded: August 14, 2000
Auditor's No.: 200008140137

14. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: December 15, 1997
Recorded: December 17, 1997
Auditor's No: 9712170076

Purpose: Water pipeline
Area Affected: A non-exclusive 20 foot wide easement under and across a portion Digby Place crossing Lots D21, D22, D24, B9, B10, B11 and Tract H

15. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 17, 2002
Recorded: January 22, 2002
Auditor's No: 200201220124

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Parcel "A" - Lots B13, B14, C15 through C19, D20 through D25, MADDOX CREEK P.U.D. Phase 3 and Parcel "B" - Lot B9, MADDOX CREEK P.U.D. Phase 3

16. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Statutory Warranty Deed
LPB 10-05

Dated: November 15, 2002

Recorded: November 21, 2002

Auditor's No.: 200211210175

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

17. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Park Lane Condominium Phase I

Recorded: August 23, 2005

Auditor's No.: 200508230144

Correction Survey recorded April 12, 2007 under Auditor's File No. 200704120145.

18. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: August 23, 2005

Auditor's File No.: 200508230145

First Amendment as recorded September 5, 2005 under Auditor's File No. 200509150004.

Second Amendment as recorded April 12, 2007 under Auditor's File No. 200704120144.

Third Amendment as recorded July 16, 2007 under Auditor's File No. 200707160194.

Amendments as established by Court Order Approving Division of Condominium Pursuant to Settlement filed March 19, 2021, under Skagit County Cause No. 18-2-00638-29.

19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.

Dated: March 1, 2005

Recorded: May 8, 2006

Auditor's No.: 200605080127

Area Affected: Common area

20. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11224-KH

Page 6 of 7

Name: Park Lane Condominium Phase II

Recorded: July 16, 2007

Auditor's No.: 200707160193

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

21. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate