

WHEN RECORDED RETURN TO:

Name: Mary Katherine Howard
Address: 3671 225th Place S.E., Unit 1301
Issaquah, WA 98029

Escrow Number: 763261RT
Filed for Record at Request of: *Rainier Title, LLC*

RECORDED BY
RAINIER TITLE STATUTORY WARRANTY DEED
ORDER # 763261RT

THE GRANTOR(S), Gordon Richard Oury, an unmarried person for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Mary Katherine Howard, an unmarried person the following described real estate, situated in the County of King, State of Washington:

Unit 1301, Building 73, Garden Village I, a condominium and use of limited common elements, if any, recorded in Volume 87 of Condominiums at pages 59 through 70, inclusive, and any amendments thereto, according to the Declaration thereof recorded under King County Recording No. 8805190303, and any amendments thereto;

Situate in the County of King, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Unit 1301, Bldg 73, Garden Village I, Condo.

Tax Parcel Number(s): 269840-0110-02

Dated: 1/2/2020

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed

Gordon Richard Oury Robert Oury attorney in fact
Gordon Richard Oury, by Robert Oury, as attorney in fact

STATE OF ~~Washington~~ ^{Oregon}
COUNTY OF ~~King~~ ^{Deschutes} SS.

On JAN 2nd, 2020, before me personally appeared Robert Oury who executed the within instrument as Attorney in Fact for Gordon Richard Oury, and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not incompetent.

Given under my hand and official seal the day and year last above written.

Rachel Ann Gheen
Printed Name: Rachel Ann Gheen
Notary Public in the State of: Oregon
Residing in: Bend, OR
My Commission Expires: Sept. 17, 2021

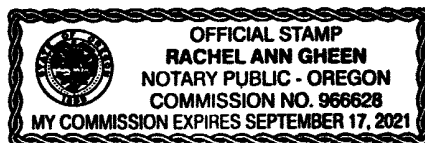


Exhibit A

Subject To:

1. Reservations contained in deed from the State of Washington recorded under Recording No. 4532756, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same, and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in deed referred to above.

2. Right to make necessary slopes for cuts or fills upon the land herein described as granted to King County by deed recorded under Recording No. 7110210313.

3. Regulations and requirements provided for in that certain Declaration:
Recorded: May 19, 1988
King County Recording No.: 8805190303
Including, but not limited to, assessments levied by the Homeowner's Association and of Chapter 64.34 of Revised Code of Washington, designated as Washington Condominium Act and amendments thereto.

Said Declaration supersedes previous instrument recorded under Recording No. 8803281199.

And amendments thereto:

Recording No(s): 8805190305, 8811170797, 8903090316, 8906271244, 8906271251, 8910230864, 9102250245, 9106100970, 9405130456, 20100107000892 and 20110915001849

4. Unpaid condominium assessments, if any, as provided by the Washington Condominium Act (RCW 64.34).
5. 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".
6. By Merger Certificate recorded under Recording No. 9106100970, Garden Village II was merged into Garden Village I, which was henceforth deemed to be the surviving regime known as "Garden Village Condominium". The Declaration and amendments relating to Garden Village II were extinguished and nullified in favor of the Declaration and amendments of Garden Village I.
7. Provisions set forth on the Condominium Survey Map and Plans for Garden Village I and amendments thereto, recorded under Recording Nos. 8803281198, 8805190304, 8811170796, 8903090315, 8906271250, 8910230863 and 9503220651

8. Provisions set forth on the Condominium Survey Map and Plans for Garden Village II and amendments thereto, recorded under Recording Nos. 9006292009, 9008280572, 9011201225, 9012121034 and 9102260371.
9. Easement and the terms and conditions thereof:
Grantee: King County
Purpose: Right of way for drainage ditch
Area affected: a portion of common area
Recorded: October 21, 1971
Recording No.: 7110210314
10. Memorandum of agreement and the terms and conditions thereof:
Recording Nos.: 7907060894 and 8607110579
11. Easement and the terms and conditions thereof:
Purpose: Use of perimeter road
Area affected: a portion of common area
As disclosed by: instrument
Recorded: January 3, 1979
Recording No.: 7901030985

And amendments thereto:
Recording No(s).: 9002070945
12. Easement and the terms and conditions thereof:
Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line(s)
Area affected: a portion of common area
Recorded: June 7, 1985
Recording No.: 8506070710
13. Agreement and the terms and conditions thereof:
Recorded: December 19, 1983
Recording No.: 8312190823

And amendments thereto:
Recording No(s).: 8605301837 and 9108190592
14. Agreement and the terms and conditions thereof:
Recorded: June 5, 1984
Recording No.: 8406050884
Regarding: Sewer system improvements
15. Agreement and the terms and conditions thereof:
Recording Nos.: 8412130154, 8605301834, 8810100777 and 9405041001
Regarding: TV services easement and agreement

The grantee's interest in said easement has been assigned to Millenium Digital Media System, LLC, by instrument recorded under Recording No.20000110001460.
16. Easement and the terms and conditions thereof:
Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line(s)
Area affected: a portion of common area
Recorded: November 5, 1987

Recording No.: 8711051123

17. Easement and the terms and conditions thereof:
Grantee: Washington Natural Gas Company
Purpose: Gas pipelines
Area affected: a portion of common area
Recorded: January 14, 1988
Recording No.: 8801140684
18. Telephone line covenant and easement agreement and the terms and conditions thereof:
Recorded: September 23, 1988
Recording No.: 8809231061

And amendments thereto:
Recording No(s): 8810271349

19. Easement and the terms and conditions thereof:
Grantee: Sammamish Plateau Water and Sewer District
Purpose: ingress, egress and utilities
Area affected: a portion of common area
Recorded: November 30, 1988
Recording Nos.: 8811300727, 8811300730 and 8811300731
20. Covenants, conditions, restrictions and easements but omitting restrictions, if any, based upon race, color, creed or national origin, imposed by instrument recorded on February 25, 1991, under Recording No. 9102250245, including, but not limited to, liability for assessments levied by the community association.

This Umbrella Declaration entirely supersede and replaces that certain Umbrella Declaration and Covenants, Conditions, Restrictions, Easements and Reservations for Providence Point recorded under King County Recording No. 8406270803 and all amendments, withdrawal certificates and subsequent umbrella phase certificates.

And amendments thereto:
Recording No(s): 9110180286, 9312220440, 9405130460 (re-recorded as 9802061516), 9406270827, 9407211494, 9506050284, 9508160187, 9604100717, 9610100784, 9711130855, 9712171217, 19991012001520, 19991209000781, 20000127000467, 20010215001322, 20110915001928, 20151106000339, 20151222001192, 20160105000071, 20160204000418, 20170104002255 and 20180628000112

21. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording Nos. 8401270535, 8406270800, 8406270801, 8406270802, 8411010832, 8505300960, 8505300961, 8509301068, 8606180255, 8606170384, 8708050736, 8710080538, 8807191426 and 8910300858.

Affects Providence Point Division 1

22. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 8410310687.

Affects Providence Point Division 2

23. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 8505290808 and 8708050737.

Affects Providence Point Division 3

24. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording Nos. 8509300543, 8710080539, 9103070721 and 9103070722.

Affects Providence Point Division 4

25. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording Nos. 8606160403, 8807191425 and 8910300859.

Affects Providence Point Division 5

26. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording Nos. 8801220252, 8801130220, 20030820000988 and 20030820000989.

Affects Providence Point Division 6

27. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording Nos. 9002150934 and 9002150935.

Affects Providence Point Division 7

28. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9007031317 and 9007031318.

Affects Providence Point Division 8

29. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9104091181 and 9104091221.

Affects Providence Point Division 9

30. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9205180632 and 9205180656.

Affects Providence Point Division 10

31. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9309290579 and 9310110331.

Affects Providence Point Division 11

32. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9507190333 and 9507190346

Affects Providence Point Division 13

33. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9507260853 and 9507260854.

Affects Providence Point Division 15

34. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9501310720 and 9501310735

Affects Providence Point Division 16

35. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9511160820 and 9511160817

Affects Providence Point Division 17

36. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9906082297.

Affects Providence Point Division 12

37. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 9706041452.

Affects Providence Point Division 14

38. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 19990817001705 and 19990817001706.

Affects Providence Point Division 18

39. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the binding site plan recorded under Recording No. 20000203001260.

Affects Providence Point Division 19

End of Exhibit A