

FILED FOR RECORD AT THE REQUEST OF:
Strichartz Aspaas PLLC
2101 Fourth Avenue, Suite 860
Seattle, WA 98121



20210121002072

AMENDMENT TO DECLARATION OF CONDO
1/21/2021 2:51 PM
KING COUNTY, WA

Rec: \$106.50

**AMENDMENT TO
DECLARATION FOR
THE BRADFORD COURT CONDOMINIUM**

Grantor: The Bradford Condominiums Owners' Association and Sandra Mattingly
Grantee: Sandra Mattingly
Legal Description: The Bradford Court Condominium according to Declaration recorded in King County, Washington under Recording No. 9304200484, as thereafter amended of record.
Tax Parcel ID: 102990 (Master Number), 102990-0350 (Unit 401), 102990-0360 (Unit 402)

WHEREAS, a certain Declaration submitting real estate to the Washington Condominium Act, Laws of 1989, Chapter 43 (RCW Chapter 64.34), as amended, entitled DECLARATION FOR THE BRADFORD COURT CONDOMINIUMS, was recorded on April 20, 1993, under Recording No. 9304200484, in the records of King County, State of Washington, together with the Survey Map and Plans recorded in Volume 113 Condominiums, at pages 90 through 98, inclusive, under Recording No. 9304200483, in records of King County, State of Washington; and

WHEREAS, the Declaration has previously been amended by instruments recorded in the records of King County, State of Washington, on June 21, 1993, under Recording No. 9306211431, on September 23, 1993 under Recording No. 9309231115, on November 17, 1993, under Recording No. 9311170823, on August 11, 1997 under Recording No. 9708111338, on September 24, 1998 under Recording No. 9809241776, on October 2, 1998, under Recording No. 9810281213, on August 27, 2008, under Recording No. 20080827001132, and on May 15, 2012, under Recording No. 20120515000786; and

WHEREAS, as provided in Section 6.2 of the Declaration, the Limited Common Element storage spaces and parking spaces may be reassigned as Limited Common Elements from one Unit to another Unit by an amendment to the Declaration executed by the Owners of the Units to which the Limited Common Elements were and will be allocated and approved by all eligible mortgagees with an interest in the Units and approved by the Board;

WHEREAS, the Owner of Units 401 and 402 has submitted this Amendment to the Board to provide for the transfer of the Limited Common Element Parking Spaces numbered 2 and 16 from Unit 401 to Unit 402 and parking spaces numbered 18 and 19 and limited common areas R1 and R2 from Unit 402 to Unit 401 and transferring storage spaces P1 and P2 to the Association, as evidenced by her subjoined signature;

Amendment to Declaration - Page 1
Bradford Court Condominium

DEPARTMENT OF ASSESSMENTS

Examined and approved this 19th day of January, 2021

John Wilson
Assessor

David Kessinger
Deputy Assessor

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WHEREAS, pursuant to Section 17.1 of the Declaration, at a meeting duly called and held on the _____ day of _____, 2020, not less than a majority of the Board of Directors of The Bradford Condominiums Owners' Association have approved this Amendment to the Declaration;

NOW THEREFORE, the President and the Secretary of The Bradford Condominium Owners' Association certify the Declaration to have been amended in the following particulars:

- A. Parking spaces numbered 2 and 16 are hereby reallocated as a Limited Common Element from Unit 401 to Unit 402.
- B. Parking spaces numbered 18 and 19 and limited common area spaces R1 and R2 are hereby reallocated as a Limited Common Element from Unit 402 to Unit 401.
- C. Storage spaces designated as P1 and P2 are hereby reallocated as Limited Common Elements from Unit 402 to the Association.
- D. This Amendment to the Declaration shall take effect upon recording. The terms of this Amendment to the Declaration shall control over and implicitly amend any inconsistent provision of the Declaration or the Bylaws of the Association. Except as amended by this instrument, the Declaration shall remain in full force and effect.

DATED this 11 day of December, 2020.

THE BRADFORD CONDOMINIUMS
OWNERS' ASSOCIATION

By: [Signature]
President

ATTEST: The above amendment
was properly adopted.

By: [Signature]
Secretary

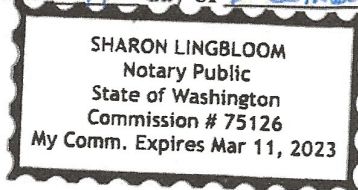
[Signature]
Sandra Mattingly, Owner of Units 401 and 402

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 11 day of December, 2020, personally appeared before me, Sandra Mattingly and Paul Fawthrop, known to me to be the President and Secretary of The Bradford Condominiums Owners' Association, the non-profit corporation that executed the within and foregoing instrument, and acknowledged the instrument to be the free and

voluntary act and deed of the Association, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the instrument.

DATED this 11 day of December, 2020.



Sharon Lingbloom [Signed]
Sharon Lingbloom [Print Name]
Notary Public in and for the State of
Washington, residing at Seattle
My commission expires: 3-11-23

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2020, personally appeared before me, Sandra Mattingly, known to me to be the person who executed the within and foregoing instrument, and acknowledged the instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED this _____ day of _____, 2020.

[Signed]

[Print Name]
Notary Public in and for the State of
Washington, residing at _____
My commission expires: _____

APPENDIX 5
 ASSIGNMENT OF LIMITED COMMON AREAS
 (AMENDED December 11,2020)

Parking Spaces:

Assigned to Unit:

1	Uncovered	101
2		402
3		204
4-7		Rented
8-10		Guest
11	Covered, Enclosed Lower Parking Level	210
12		206
13		208
14		403
15		301
16		402
17		308
18		401
19		401
20		110
21		103
22		404
23		302
24		307
25		203
26		306
27		310
28	Covered, Unenclosed	105
29	Covered Enclosed Upper Parking Level	305
30		309
31		202
32		201
33		109
34		106
35		107
36		304
37		102
38		4
39		2
40		1
41		108
42		303
43		207
44	HC	3
45	HC	209
46		104
47		205

Other Limited Common Elements

4th Floor Closets (LC)

R1-R2 - P2

P1, P1A

404

401

HOA