

FILED FOR RECORD AT THE REQUEST OF:

WHEN RECORDED RETURN TO:

BAILEY, DUSKIN & PEIFFLE
P.O. Box 188
Arlington, WA 98223



200012200031
Skagit County Auditor

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Our File No. 3289

ISLAND TITLE CO.

B17105 ✓

STATUTORY WARRANTY DEED

TAX PARCEL: 4739-000-076-0000
ABBREVIATED LEGAL: Unit 76, Third Amendment to the Cedars, A Condominium

The Grantor(s), **Patricia A. Hawes**, as her separate estate, for and in consideration of Seventy Five Thousand Two Hundred Fifty Dollars and 00/100 (\$75,250.00) in hand paid, conveys and warrants to **James L. Sharpe**, a single person, her one-half interest as a tenant in common the following described real estate, situate in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and incorporated herein by reference;

Subject to Schedule B-001 attached hereto and incorporated herein by reference.

DATED THIS 19 day of December, 2000.

By: Patricia A. Hawes
Patricia A. Hawes

38680
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 20 2000

Amount Paid \$ 1,339.45
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON)
: SS
COUNTY OF SNOHOMISH)

On this day personally appeared before me Patricia A. Hawes known to me to be the individual(s) described herein and who executed the within and foregoing instrument, and on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposed mentioned in the instrument.

Given under my hand and seal this 19th day of December, 2000.



Michelle Hansen
Notary Public in and for the
State of Washington, residing
at Snohomish
My commission expires: 11/19/04
Name: Michelle Hansen

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EXHIBIT "A"

Unit 76, THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM, according to Amended Declaration thereof recorded under Auditor's File No. 199909170116 AND Amended Survey Map and Plans thereof recorded under Auditor's File No. 200008240077, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 5, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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SCHEDULE B-001

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 17, 1995
Auditor's No.: 9511170069, records of Skagit County, Washington
For: Ingress, egress and utilities

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 16, 1996
Auditor's No.: 9610160021, records of Skagit County, Washington
In favor of: City of Burlington
For: Drainage
Affects:

That portion of the East Half of Tract 78 and the East Half of the West Half of Tract 78, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract 78;
thence South 00°39'17" East a distance of 24.56 feet along the East line of said Tract 78 to a cusp;
thence along the arc of a curve concave to the Southwest having a radius of 25.00 feet and an initial tangent bearing of North 00°39'17" West, through a central angle of 88°58'26", an arc distance of 38.82 feet to a point of compound curvature;
thence along the arc of said curve to the left having a radius of 59.60 feet, through a central angle of 22°03'29" an arc distance of 22.95 feet to a point of tangency;
thence South 68°18'48" West a distance of 51.36 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 360.00 feet, through a central angle of 33°36'15" an arc distance of 211.14 feet to a point of tangency;
thence North 78°04'58" West a distance of 13.57 feet to the South line of the North 40.00 feet of said Tract 78 and the true point of beginning;
thence continue North 78°04'58" West a distance of 140.20 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 590.00 feet, through a central angle of 11°32'45" an arc distance of 118.89 feet to a point of tangency on the North line of said Tract 78;
thence North 89°37'43" West a distance of 373.94 feet along said North line to the Northwest corner of said East Half of the West Half of Tract 78;
thence South 00°25'41" East a distance of 140.00 feet along the West line of said East Half of the West Half of Tract 78;
thence North 89°34'19" East a distance of 65.97 feet;
thence North 65°50'31" East a distance of 238.62 feet to said South line of the North 40.00 feet of Tract 78;
thence South 89°37'43" East a distance of 344.39 feet along said South line to the true point of beginning.

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3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1997
Auditor's No.: 9709090114, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1997
Auditor's No.: 9709090115, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 1, 1997
Auditor's No.: 9712010013, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, WA
For: Water pipeline

Note: Exact location and extent of easement is undisclosed of record.

6. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Energy, G.T.E. Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the private roadways and utilities easements shown hereon, and along the routes of the as built or yet to be built utility alignments in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the condominium and other property as may be developed in association with expansions to this condominium, together with the right to enter upon the units (Lots) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the condominium by the exercise of rights and privileges herein granted.

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7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 29, 1999
Auditor's No.: 199911010143, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 29, 2000
Auditor's No.: 200006290057, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A) All street and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. B) A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way. C) All areas located within a 10 foot perimeter of the exterior surface of all ground mounted vaults and transformers. D) No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all ground mounted or semi-buried manholes.
9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 11, 2000
Auditor's No.: 200008110019, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipeline
10. Easement delineated on the face of said plat;
For: Utilities
Affects: 10 feet adjacent to all streets
11. Private roadway note as delineated on the face of said plat, as follows:

All road rights-of-way shown hereon, Sinclair Way, Cypress Court, and Fidalgo Drive (including the access roadway to the West) are private and are to be maintained by the Condominium Association, (Common Elements). The road rights-of-way shown hereon are subject to the future development rights with respect to Future Phases as well as any additional development rights which may be done within the bounds of the property described hereon which may not be a part of the condominium.

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12. Notes delineated on the face of said plat, as follows:

- A. All units include the existing building, or building to be built, as referenced in the Declaration, together with the surrounding land shown hereon. The vertical limits of each unit extend from an elevation of 20.0 feet NGVD'29 (Mean Sea Level) up to and elevation of 100.0 feet NGVD'29.
- B. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, and other instruments of record including, but not limited to those mentioned on that certain title report described in Note 2 above. Said report includes documents recorded under Skagit County Auditor's File Numbers 9707150088; 9511170069; and 9610160021, records of Skagit County, Washington.
- C. Utility locations are per field locations and/or design location. Locations are representational only, utility companies should be contacted to verify specific locations.

13. Notes as disclosed on the face of said plat, as follows:

- A. No unit corners were set as a part of this condominium.
- B. All units include the existing building, or building to be built, as referenced in the declaration, together with the surrounding land shown hereon. The vertical limits of each unit extend from an elevation of 20.0 feet NGVD'29 (mean sea level) up to an elevation of 100.0 feet NGVD'29.
- C. Utility locations are shown on the recorded plan of First Amendment to The Cedars, a condominium, as referenced in Note 6 above. Said plan shows the storm water detention pond, said pond encroaches into the unit boundaries. The pond is to be reshaped in the future phases to accommodate for any loss of volume caused by construction within the units of this second amendment.

14. Storm water detention pond as delineated on the map and of the Second Amendment of the Cedars.

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15. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District #1
And Between: Homestead Northwest, Inc.
Recorded: September 23, 1998
Auditor's No.: 9809230032, records of Skagit County, Washington
Providing: Irrigation water service
16. Terms, covenants, conditions, easements, and restrictions **And** liability for assessments contained in Declaration of Condominium;
Recorded: February 5, 1998
Auditor's No.: 9802050054, records of Skagit County, Washington
- NOTE: Amends and restates that instrument recorded under Auditor's File No. 9712080065, records of Skagit County, Washington.
- And** in Amendments thereto
Recorded: July 13, 1999, August 16, 1999, September 17, 1999, and August 24, 2000
Auditor's No.: 9907130112, 199908160158, 199909170116 and 200008240077, records of Skagit County, Washington
17. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.
18. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

- END OF SCHEDULE B-001 -



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