



200511030115
Skagit County Auditor

11/3/2005 Page 1 of 6 3:39PM

RETURN TO:

JAMES R. GRAVES
KARLA K. GRAVES
1059 FIDALGO DRIVE
BURLINGTON, WA 98233

BARGAIN AND SALE DEED

Reference # (if applicable): N/A

Grantor(s): THE ESTATE OF ALLISON A. ANDERSON
 Additional on Page: _____

Grantee(s): JAMES R. GRAVES
KARLA K. GRAVES
 Additional on Page: _____

Abbreviated Legal Description: LOT 12, THE CEDARS, A CONDO.
 Additional on Page: _____

Assessor's Tax Parcel ID# 4705-000-012-0000

LAND TITLE OF SKAGIT COUNTY
118326-S

THE GRANTOR GARY E. ANDERSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALLISON A. ANDERSON (DECEASED)

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, grant(s), bargain(s), sell(s), convey(s), and confirm to JAMES R. GRAVES AND KARLA K. GRAVES, HUSBAND AND WIFE

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

SEE EXHIBIT "A" ATTACHED HERETO
SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO.

The Grantor(s) for (him/her/them/its) and for (his/her/their) successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude(s) all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, (he/she/they) will forever warrant and defend the said described real estate.

Dated: October 24, 2005

6201
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 03 2005

Amount Paid \$ 3920.4
By Deputy

THE ESTATE OF ALLISON A. ANDERSON
THE ESTATE OF ALLISON A. ANDERSON
 P.R.
GARY E. ANDERSON
PERSONAL REPRESENTATIVE

NOTARY PAGE

STATE OF WASHINGTON }
 } ss.
County of _____ }

I hereby certify that I know or have satisfactory evidence that _____
is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name _____
Residing at _____
My appointment expires _____

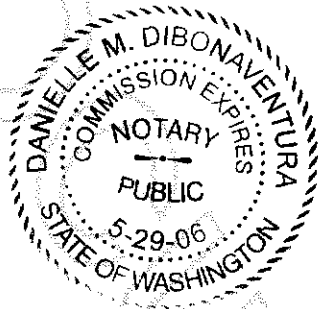
STATE OF WASHINGTON }
 } ss.
County of SKAGIT }

I hereby certify that I know or have satisfactory evidence that GARY E. ANDERSON
is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that HE IS
authorized to execute the instrument and acknowledge it as the PERSONAL REPRESENTATIVE
of THE ESTATE OF ALLISON A. ANDERSON, DECEASED to be the free and voluntary
act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-30-05


Notary Public in and for the State of Washington

Danielle M. DiBonaventura
Printed Name
Residing at Mt. Vernon
My appointment expires 5-29-06



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DESCRIPTION:

Unit 12, "THE CEDARS, A CONDOMINIUM," according to Amended Declaration thereof recorded February 5, 1998, under Auditor's File No. 9802050054, records of Skagit County, Washington, and Amended Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 214 through 216, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: John H. Owen, a single person and/or his successors or assigns
 Purpose: Ingress, egress and utilities
 Area Affected: Fidalgo Drive
 Dated: Not disclosed
 Recorded: November 17, 1995
 Auditor's No.: 9511170069

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington
 Purpose: Drainage
 Recorded: October 16, 1996
 Auditor's No.: 9610160021
 Area Affected:

That portion of the East 1/2 of Tract 78 and the East 1/2 of the West 1/2 of Tract 78, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat 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 1/2 of the West 1/2 of Tract 78;
 thence South 00° 25'41" East a distance of 140.00 feet along the West line of said East 1/2 of the West 1/2 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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EXCEPTIONS CONTINUED:

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
Municipal Corporation
Purpose: A water line
Area Affected: As described therein
Dated: November 21, 1997
Recorded: December 1, 1997
Auditor's No.: 9712010013

D. AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS:

Executed By: Homestead NW Dev. Co.
Recorded: February 5, 1998
Auditor's No.: 9802050054

FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: August 16, 1999
Auditor's No.: 199908160158

SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: July 13, 1999
Auditor's No.: 9907130112

THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: September 17, 1999
Auditor's No.: 199909170116

FOURTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: August 24, 2000
Auditor's No.: 200008240077

FIFTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: October 23, 2002
Auditor's No.: 200210230125

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EXCEPTIONS CONTINUED:

D. (Continued):

SIXTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: February 20, 2003
Auditor's No.: 200302200070

E. Easement shown on face of 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 condominiums 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.

PRIVATE ROADWAY NOTE:

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.

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Owner of Lot 18
Purpose: Ingress, egress and driveway
Area Affected: Southeasterly corner of Lot 19
Dated: September 9, 2000
Recorded: September 18, 2000
Auditor's No.: 200009180098



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