

When recorded return to:  
Melanie J. Foley  
559 Neff Circle  
Burlington, WA 98233



201212280115  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620016520

CHICAGO TITLE  
620016520

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joshua Gourley and Christina Gourley, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Melanie J. Foley, a single person  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 559, Building 5, CASCADE COMMONS, A CONDOMINIUM, according to the First Amended  
Declaration thereof recorded October 17, 2008, under Auditor's File No. 200810170075, and any  
amendments thereto; and Amended Survey Map and Plans thereof recorded under Auditor's File  
No. 200810170074, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P128039/4973-005-559-0000

Subject to: Covenants, conditions, restrictions and easements of record.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 19, 2012

Joshua Gourley

Christina Gourley

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20124233

DEC 28 2012

Amount Paid \$ 2479.<sup>20</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, grantee is further prohibited from conveying the property for a sales price greater than \$166,800.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

STATUTORY WARRANTY DEED  
(continued)

State of Washington

21<sup>st</sup> of December 2012

I certify that I know or have satisfactory evidence that

Joshua Gourley and Christina Gourley  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 21 December 2012

Notary Public  
State of Washington  
TERESA M PARKER  
My Appointment Expires Jul 26, 2013

Teresaparker  
Name: Teresa M Parker  
Notary Public in and for the State of Washington  
Residing at: Pierce County WA  
My appointment expires: 26 July 2013.



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**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 15, 1977  
Auditor's No(s): 854634, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Undisclosed  
Affects: A portion of said plat
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 5, 2006  
Auditor's No(s): 200604050002, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said plat
  
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CASCADE COMMONS, A CONDOMINIUM:  
  
Recording No: 200610030109
  
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: October 3, 2006  
Auditor's No(s): 200610030110, records of Skagit County, Washington  
Executed by: Homestar Northwest, LLC, a Washington Limited Liability Company
  
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 3, 2006  
Auditor's No(s): 200610030110, records of Skagit County, Washington  
Imposed By: Homestar Northwest, LLC, a Washington Limited Liability Company
  
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 19, 2007  
Auditor's No(s): 200701190058, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For:  
All things necessary or proper in the construction and maintenance of a water and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water and electronic information.  
Affects: A portion of said plat
  
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 14, 2007  
Auditor's No(s): 200702140054, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc.  
For:  
An easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the System) consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment



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**EXHIBIT "A"**  
Exceptions

necessary or useful for distributing broadband services and other like communications.

Affects: A portion of said plat

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on FIRST AMENDMENT TO CASCADE COMMONS, A CONDOMINIUM:

Recording No: 200810170074

9. City, county or local improvement district assessments, if any.
10. Dues, charges, and assessments, if any, levied by Cascade Commons Condominium Owners Association.
11. Liability to future assessments, if any, levied by the City of Burlington.

**Skagit Right to Farm Ordinance**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

