

When recorded return to:
Perry Wood and Ivana Wood
20295 Gardner Court
Burlington WA 98233



201306210123

Skagit County Auditor \$75.00
6/21/2013 Page 1 of 4 2:05PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

CHICAGO TITLE
620019039

Escrow No.: 620019039

STATUTORY WARRANTY DEED

THE GRANTOR(S) Antoinette H Caskey, An unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Perry Wood and Ivana Wood, Husband and Wife

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

Unit 501, Building 1, CASCADE COMMONS, A CONDOMINIUM, according to the Declaration
thereof recorded October 3, 2006, under Auditor's File No. 200610030110, records of Skagit
County, Washington and any amendments thereto; and Survey Map and Plans thereof recorded
under Auditor's File No. 200610030109, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125116 / 4906-001-501-0000

Subject to:

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

Dated: June 19, 2013

Antoinette H Caskey
Antoinette H Caskey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201322912
JUN 21 2013

Amount Paid \$ 2538.33
Skagit Co. Treasurer
By MG Deputy

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2008 and January 20, 2009
Recording No.: 200810170075 and 200901200024

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:



201306210123

EXHIBIT "A"

Exceptions

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

Affects: A portion of said plat

8. City, county or local improvement district assessments, if any.
9. Dues, charges, and assessments, if any, levied by Cascade Commons Condominium Owners Association.

SKAGIT COUNTY 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.



201306210123

STATUTORY WARRANTY DEED
(continued)

State of WASH

County of Skagit

I certify that I know or have satisfactory evidence that Antoinette Cusker
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: 6-20-13

Trudy J. Crain
Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Arbutus
My appointment expires: 1-19-15

