



201407250046

Skagit County Auditor

\$74.00

7/25/2014 Page

1 of

3 11:30AM

When recorded return to:

Joy M. Higgins, Trustee
 Joy M. Higgins Living Trust
 1180 Fidalgo Drive
 Burlington, WA 98233

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
 Mount Vernon, WA 98273
 Escrow No.: 620021780

CHICAGO TITLE 620021780**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lorraine Smith, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Joy M. Higgins, Trustee of the Joy M. Higgins Living Trust,
 dated November 15, 2012

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

Unit 104, THE CEDARS, A CONDOMINIUM, according to Declaration thereof recorded February 5, 1998 under Auditor's File No. 9802050054, and any amendments thereto, records of Skagit County, Washington, and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200008240076, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117163 / 4759-000-104-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021780, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

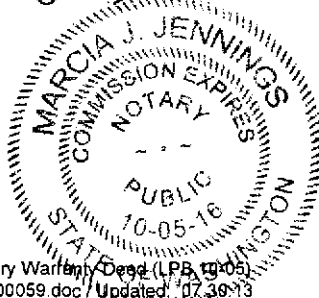
Dated: July 22, 2014

Lorraine Smith
 Lorraine Smith

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Lorraine Smith
 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: July 24, 2014

Marcia J. Jennings
 Name: Marcia J. Jennings
 Notary Public in and for the State of WA
 Residing at: Sedro-Woolley WA
 My appointment expires: 10/15/2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142659
JUL 25 2014

Amount Paid \$2959.80
 Skagit Co. Treasurer
 By mem Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

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,
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. 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 **FOURTH AMENDMENT TO THE CEDARS:**
Recording No: 200008240076
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Water pipeline easement
Recording Date: December 13, 2001
Recording No.: 200112130003
8. MDU Broadband Services Agreement - Grant of Easement, including the terms, covenants and provisions thereof
Recording Date: March 27, 2002
Recording No.: 200203270001
9. 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
10. Easement, including the terms and conditions thereof, granted by instrument;



201407250046

SCHEDULE "B"

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.

11. 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
12. Agreement, including the terms and conditions thereof, entered into;
By: Public Utility District #1
And Between: Homestead Northwest, Inc.
Recorded: September 23, 1998; July 17, 2002
Auditor's No.: 9809230032; 200207170008, records of Skagit County, Washington
Providing: Irrigation water service
13. 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, August 24, 2000, October 23, 2002, February 20, 2003, May 11, 2010
Auditor's No.: 9907130112, 199908160158, 199909170116 and 200008240077, 200210230124, 200210230125, 200302200070, 200610170109 and 201005110027, records of Skagit County, Washington
14. 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.
15. Dues, charges, and assessments, if any, levied by The Cedars Condominium Owner's Association.
16. Liability to future assessments, if any, levied by the City of Burlington.
17. City, county or local improvement district assessments, if any.
18. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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.

