



Skagit County Auditor \$74.00
11/19/2014 Page 1 of 3 2:12PM

When recorded return to:
Donna Blackwell Gates
1168 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.: 620022599

CHICAGO TITLE
620022599

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis V. Bunch and Jeanne E. Bunch, Trustees of the Bunch Family Trust dated January 19, 1989

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donna Blackwell Gates, an unmarried woman

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

Unit 107, 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): P117166, 4759-000-107-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022599, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: November 14, 2014

The Bunch Family Trust dated January 19, 1989

BY: Dennis V. Bunch, trustee
Dennis V. Bunch, Trustee

BY: Jeanne E. Bunch, trustee
Jeanne E. Bunch, Trustee

State of Ca
County of Riverside

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144376
NOV 19 2014

Amount Paid \$3,832.⁰⁰
Skagit Co. Treasurer
By Mum Deputy

I certify that I know or have satisfactory evidence that Dennis V. Bunch and Jeanne E. Bunch are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Trustees of the Bunch Family Trust dated January 19, 1989 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/17/14



Name: Kim Russell
Notary Public in and for the State of Ca
Residing at: La Bounte, Ca
My appointment expires: April 28, 2015

SCHEDULE "B"

SPECIAL EXCEPTIONS

- 1. 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,
- 2. 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.
- 3. 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
- 4. 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.
- 5. 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
- 6. 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
- 7. MDU Broadband Services Agreement - Grant of Easement, including the terms, covenants and provisions thereof
 Recording Date: March 27, 2002
 Recording No.: 200203270001
- 8. 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
- 9. 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



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SCHEDULE "B"

- 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.
10. 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
11. 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
12. 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
13. 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.
14. Easement delineated on the face of said plat;
For: Puget Sound Energy
Affects: The Southeasterly portion of Lot 105 and the Southwesterly portion of Lot 106
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.

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.



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