

AFTER RECORDING MAIL TO:
Christopher L. Kuehne
509 Neff Circle
Burlington, WA 98233



Skagit County Auditor
3/27/2015 Page 1 of 3 \$74.00
1:31PM

POOR ORIGINAL

Filed for Record at Request of
Galvin Realty Law Group
Escrow Number: S14-00300-ANSS

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

Grantor(s): Sergio Rodriguez and Maria D. Consuela Poma Servin
Grantee(s): Christopher L. Kuehne and Kayla R. Kuehne
Abbreviated Legal:
Unit 509 Building 1 Cascade Commons
Assessor's Tax Parcel Number(s): 4906-001-509-0000 (P125118)

107318-1

THE GRANTOR Sergio Rodriguez, a single man as his separate estate and Maria D. Consuela Poma Servin who acquired title as Maria Del-Consuela Gonzalez, a single woman as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher L. Kuehne and Kayla R. Kuehne, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit 509, 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 Survey Map and Plans thereof recorded under Auditor's File No. 200610030109, records of Skagit County, Washington.

"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 \$168,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee."

Subject to Easements, Restrictions, Covenants, Reservations, Conditions and Agreements, if any of record and as per Exhibit "A" Attached hereto and by this reference is made a part hereof.

Dated March 25, 2015

Sergio Rodriguez

Marie del Consuela Poma Servin
Maria D. Consuela Poma Servin

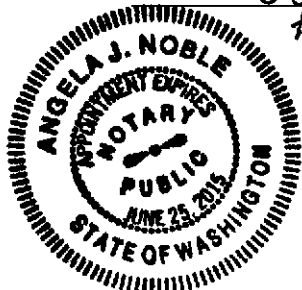
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 951
MAR 27 2015

STATE OF Washington }
COUNTY OF Snohomish } SS:

Amount Paid \$2,497.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

I certify that I know or have satisfactory evidence that Sergio Rodriguez and Maria D. Consuela Poma Servin is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 03-25-15
26



Angela J. Noble
Print Name: Angela J. Noble
Notary Public in and for the State of Washington
Residing at Shoreline WA
My appointment expires: 06-25-15

"Exhibit A"

Any tax, fee, assessments or charges as may be levied by Cascade Commons Condominium Owners Association.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: March 28, 2006
Recorded: April 5, 2006
Auditor's No.: 200604050002
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property

MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cascade Commons, a Condominium
Recorded: October 3, 2006
Auditor's No.: 200610030109

Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: October 3, 2006
Auditor's File No.: 200610030110

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: January 12, 2007
Recorded: January 19, 2007
Auditor's No.: 200701190058
Purpose: Water and Communication Lines
Area Affected: Portion of subject property

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Dated: June 19, 2006
Recorded: February 14, 2007
Auditor's No.: 200702140054
Purpose: Broadband Communication System
Area Affected: Portion of subject property

SPZ
CHK

CP
ERK

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: Christopher L. Kuehne Kryla R. Kuehne 1
 Seller: SERGIO RODRIGUEZ And maria Concelo Gonzalez 2
 Property: 509 NENE Cir Burlington WA 98233 3
 Address City State Zip
 Legal Description of Property: 4
 See attached EXHIBIT 'A' 5
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Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, 11
Skagit County Code section 14.46, which states: 12

If your real property is adjacent to property used for agricultural operations or included within 13
an area zoned for agricultural purposes, you may be subject to inconveniences or 14
discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, 15
ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY 16
KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND 17
DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF 18
CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit 19
County has determined that the use of real property for agricultural operations is a high 20
priority and favored use to the county and will not consider to be a nuisance those 21
inconveniences or discomforts arising from agricultural operations, if such operations are 22
consistent with commonly accepted good management practices and comply with local, State 23
and Federal laws. 24

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with 25
the County Auditor's office in conjunction with the deed conveying the Property. 28

Kryla Kuehne 9-8-14 Sergio 9-11-14
 Buyer Date Seller Date
Christopher 9/8/14 Concepcion Gonzalez 9-11-14
 Buyer Date Seller Date
Christopher 3/26/15 Maria 3-26-15
Kryla Kuehne 3-26-15 maria del amor Pava Jensen 3-26-2015

