

When recorded return to:
Thalia E Sygitowicz
523 Neff Circle
Burlington, WA 98233



Skagit County Auditor \$79.00
6/15/2017 Page 1 of 7 1:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030764

CHICAGO TITLE

620030764

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas Merrion and Sharon Merrion, 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 Thalia E Sygitowicz, an unmarried person

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

Unit 523, Building 2, Cascade Commons, a Condominium, survey map and plans recorded under Auditor's file number 200610030109, condominium declaration recorded under Auditor's file number 200610030110, and any amendments thereto, in Skagit County, Washington.

Situate in the County of Skagit, State of Washington

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

Tax Parcel Number(s): P125122/ 4906-002-523-0000

Subject to:

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

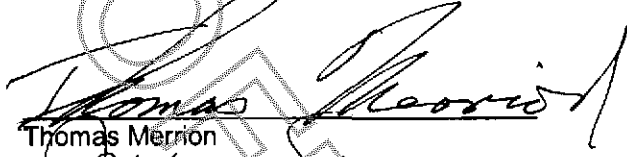
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172634
JUN 15 2017

Amount Paid \$ 4,259.²⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 12, 2017


Thomas Merrion


Sharon Merrion

STATUTORY WARRANTY DEED
(continued)

State of Washington
county of SKAGIT

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

Dated: June 13, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish, CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

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, 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, 2nd AMENDMENT TO CASCADE COMMONS, A CONDOMINIUM:

Recording No: 200810170074 and 201409230041

EXHIBIT "A"

Exceptions (continued)

5. 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 No.: 200810170075, 200901200024, 201409230040, 201602040039 and 201602040040

6. 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
7. 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

EXHIBIT "A"

Exceptions
(continued)

8. 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 necessary or useful for distributing broadband services and other like communications.
Affects: A portion of said plat
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gilkey 425, LLC
Purpose: ingress, egress and utilities
Recording Date: September 30, 2014
Recording No.: 201409300056 and 201409300058
Affects: portion of said premises
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Gilkey 425, LLC
Purpose: Utilities
Recording Date: September 30, 2014
Recording No.: 201409300057
Affects: portion of said premises
11. Disclosure on deed regarding Skagit County policy for unincorporated areas to protect and encourage agriculture and forestry operations;

Recording Date: November 1, 2007
Recording No.: 200711010071
12. Dues, charges, and assessments, if any, levied by Cascade Commons Condominium Owners Association.
13. Liability to future assessments, if any, levied by the City of Burlington.
14. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

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.