



201710160202

When recorded return to:
George A. Payton and Joan K. Payton
711 Cascade Palms Court
Sedro Woolley, WA 98284

Skagit County Auditor \$78.00
10/16/2017 Page 1 of 5 1:51PM

Recorded at the request of:
Guardian Northwest Title
File Number: 114747

Statutory Warranty Deed

114747
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Patrick T. Curley, as his separate estate, and Kimberly Benjamin, Personal Representative of the Estate of Linda L. Benjamin, Deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to George A. Payton and Joan K. Payton, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 711, Bldg. 3 Cascade Palms Condo Phase 2

Tax Parcel Number(s): P123134, 8059-000-006-0000

Unit 711, Building 3, "CASCADE PALMS CONDOMINIUM , PHASE II", according to the Third Amended Declaration thereof recorded June 22, 2007, under Auditor's File No. 200706220126, records of Skagit County, Washington, and Amended Survey and Plans recorded August 8, 2005, under Auditor's File No. 200508080175, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10/12/17

Patrick Curley
Patrick Curley

Estate of Linda Benjamin

Kimberly A. Benjamin
By: Kimberly Benjamin, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201746504
OCT 16 2017

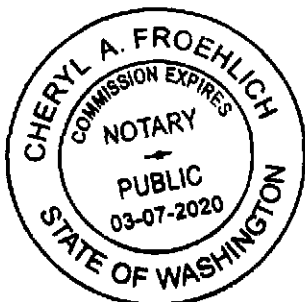
Amount Paid \$ 3840.92
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patrick Curley and Estate of Linda Benjamin the persons 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.

Date: 10-12-17

Cheryl A. Froehlich
Printed Name: Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: 3/7/20




UNNOTARIZED ORIGINAL DOCUMENT

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Kimberly Benjamin signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Linda C Benjamin to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-14-17


Printed Name: Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: 3/7/20

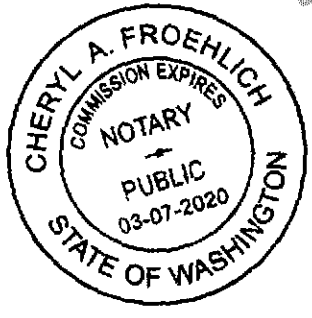


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William A. Stiles, Jr. and Betty M. Stiles, husband and wife and Maxine Breier, as her separate estate
And: Philip Mihelich and Marilyn Mihelich, husband and wife
Dated: March 16, 2001
Recorded: March 23, 2001
Auditor's No.: 200103230145
Regarding: Access Easement and Maintenance and Improvement

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: November 4, 2002
Auditor's No.: 200211040108
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: As constructed

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Binding Site Plan 02-973
Recorded: November 12, 2002
Auditor's No.: 200211120149

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Trail Investments LLC
And: William A. Stiles Jr. and Betty M. Stiles, husband and wife, et al
Recorded: November 12, 2002
Auditor's No.: 200211120151
Regarding: Joint Private Utility Maintenance Agreement

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 12, 2002
Auditor's No.: 200211120150
Executed By: William A. Stiles, Jr., et al

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: January 15, 2003
Auditor's No.: 200301150028
Purpose: All things necessary or proper in the construction and maintenance of a water and communication lines or other similar public service related facility
Area Affected: Common areas

G. 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: November 3, 2003
Auditor's File No.: 200311030251

Amendment to Declaration recorded under Auditor's File Nos. 200508080174, 200608280228, 200706220126, 200805050116, 200811120052 and 201008100046.

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Sedro Woolley
And: William A. Stiles, Jr., et al
Recorded: December 1, 2003
Auditor's No.: 200312010207
Regarding: ULID 1994-2 Assessments

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Recorded: March 23, 2004
Auditor's No.: 200403230073
Purpose: Broadband communication services
Area Affected: Common areas

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Cascade Palms Condominium Phase II
Recorded: August 8, 2005
Auditor's No.: 200508080175

K. Any tax, fee, assessments or charges as may be levied by Cascade Palms Association of Unit Owners.

UNOFFICIAL DOCUMENT

L. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE
FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Survey for Upper Skagit Indian Tribe
Recorded:	April 29, 2011
Auditor's No.:	201104290022