

When recorded return to:
Kevin H. Zoerb and Caroline W. Zoerb
703 Fisherman Bay Rd
Lopez Island, WA 98261



Skagit County Auditor \$78.00
11/16/2017 Page 1 of 5 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031727

CHICAGO TITLE
620031727

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Lee Thurmond and Marita Sue Thurmond, 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 Kevin H. Zoerb and Caroline W. Zoerb, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Unit 527, 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): P125123 / 4906-002-527-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175318
NOV 16 2017


Amount Paid \$ 4010.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 8, 2017



Adam Lee Thurmond




Marita Sue Thurmond

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Adam Lee Thurmond and Marita Sue Thurmond are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 10, 2017



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

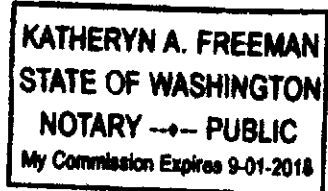


EXHIBIT "A"
Exceptions

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. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by the City of Burlington.
13. Assessments, if any, levied by the Cascade Commons Condominium Owners Association.