

When recorded return to:
Philip Kinkel and Kelly Kinkel
7348 Teal Lane
Bow, WA 98232



201802160107

Skagit County Auditor \$79.00
2/16/2018 Page 1 of 6 1:51PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033318

CHICAGO TITLE
620033318

STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Garcia, an unmarried man and Amber D. Devlin, an unmarried woman for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Philip Kinkel and Kelly Kinkel, a married couple

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

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

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

Unit(S): 547 BLD 3 Condo: CASCADE COMMONS, A CONDO

Tax Parcel Number(s): P125128 / 4906-003-547-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 629
FEB 16 2018

Amount Paid \$ 4010.⁰⁰
Skagit Co Treasurer
By *WDM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 29, 2018

David M. Garcia
David M. Garcia

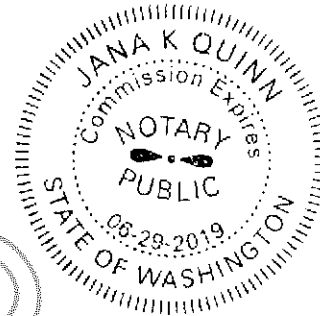
Amber D. Devlin
Amber D. Devlin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David M. Garcia is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 31, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Amber D. Devlin is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 31, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

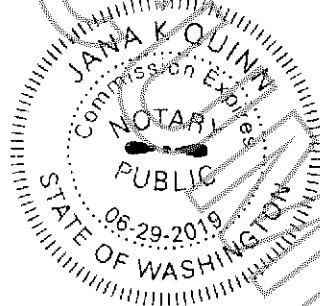


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125128 / 4906-003-547-0000

Unit 547, Building 3, 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 any amendments thereto; and Survey Map and Plans thereof recorded under Auditor's File No. 200610030109, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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, disclosed by instrument(s);
Recorded: January 8, 2003
Auditor's No(s): 200301080009, records of Skagit County, Washington
In favor of: City of Burlington
For: Construction easement
Affects: A portion of said plat

3. 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

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 CASCADE COMMONS, A CONDOMINIUM:

Recording No: 200610030109

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

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200810170074 and 201409230041

6. 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 and 201602040040

7. 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

8. Cascade Commons Bylaws Change, including the terms, covenants and provisions thereof;

Recording Date: February 4, 2016

Recording No.: 201602040039

9. 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

10. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: February 14, 2007

EXHIBIT "B"

Exceptions
(continued)

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

11. 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 20140930058
Affects: portion of said premises

12. 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

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Burlington.
15. Assessments, if any, levied by Cascade Commons Condominium Owner's Association.