



201802200072

Skagit County Auditor \$78.00
2/20/2018 Page 1 of 5 1:19PM

When recorded return to:
KTH Properties LLC
PO Box 832
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 115431

Statutory Warranty Deed

115431
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Zachary J. Jones and Teresa M. Zumwalt, who acquired title as Teresa M. Jones, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KTH Properties, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 551, Building 3, Cascade Commons

Tax Parcel Number(s): P125129, 4906-003-551-0000

Unit 551, 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 Survey Map and Plans thereof recorded under Auditor's File No. 200610030109, 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 2-16-18

Zachary Jones

Teresa Zumwalt
Teresa Zumwalt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018650
FEB 20 2018

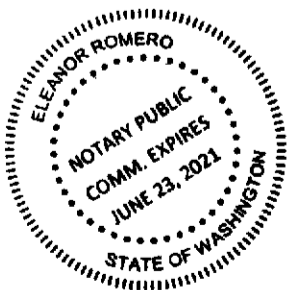
Amount Paid \$ 4,099.⁰⁰
Skagit Co. Treasurer
By Man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that ~~Zachary Jones~~ and Teresa Zumwalt, 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: 2-16-18

Eleanor Romero
Printed Name: ~~Katie Hickok~~ Eleanor Romero
Notary Public in and for the State of Washington
Residing at mt. vernon
My appointment expires: 1/07/2019 6/23/2021



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Dated 2-16-18

[Signature]
Zachary Jones

[Signature]
Teresa Zumwalt

STATE OF Washington
COUNTY OF Skagit Pierce } SS:

I certify that I know or have satisfactory evidence that Zachary Jones and Teresa Zumwalt, 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: 2/16/18

[Signature]
Printed Name: ~~Katie Hickok~~ Kevin Koon
Notary Public in and for the State of Washington
Residing at Pierce County
My appointment expires: ~~1/07/2019~~ 10/23/18

Notary Public
State of Washington
KEVIN P KOON
My Appointment Expires Oct 23, 2018

Exhibit A

EXCEPTIONS:

A. 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

B. 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 Commons, a Condominium
Recorded: October 3, 2006
Auditor's No.: 200610030109

Said plat was amended by Auditor's File Nos. 200810170074, 201409230041 and 201602040039.

C. 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.

D. 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 No.: 200610030110

Said Declaration was amended by Auditor's File Nos. 200810170075, 200901200024, 201409230040 and 201602040040.

E. 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

F. 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

G. 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
Recorded: August 31, 2007
Auditor's No.: 200708310104
Affects: North line of subject property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Recorded: April 15, 1977
Auditor's No.: 854634
Purpose: Easement as set forth therein
Area Affected: A portion of the subject property as set forth therein

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gilkey 425 LLC, a Washington limited liability company
Recorded: September 30, 2014
Auditor's No.: 201409300056
Purpose: Ingress, egress and utilities
Area Affected: Common area

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gilkey 425 LLC, a Washington limited liability company
Recorded: September 30, 2014
Auditor's No.: 201409300057
Purpose: Utilities
Area Affected: Common area

k. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

| | |
|----------------|--|
| Grantee: | Cascade Commons Condominium Owners Association, a Washington non-profit corporation |
| Recorded: | September 30, 2014 |
| Auditor's No. | 201409300058 |
| Purpose: | Ingress, egress and utilities |
| Area Affected: | Common area |