



201911040111

11/04/2019 01:46 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Valerie J. LaChance and Kevin LaChance
1138 Fidalgo Drive
Burlington, WA 98233

STATUTORY WARRANTY DEED 19-3193
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Robert H. Plowman and Patty J. Plowman, husband and wife, _____,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Valerie J. LaChance, an unmarried person and Kevin LaChance, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Unit 110, Fourth Amendment to the Cedars

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 "B" attached hereto

Tax Parcel Number(s): P117169 & 4759-000-110-0000

Dated: 10/30/19

Robert H. Plowman by Robert H. Plowman as Attorney in Fact
Robert H. Plowman

Patty J. Plowman
Patty J. Plowman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194849
NOV 04 2019

Amount Paid \$ 5870.00
Skagit Co. Treasurer
By MM Deputy

Statutory Warranty Deed
LPB 10-05

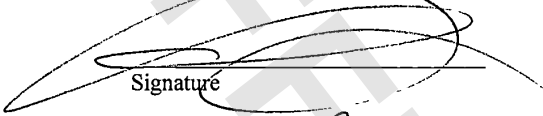
Order No.: 19-3193-KH

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STATE OF MN
COUNTY OF DOUGLAS

I certify that I know or have satisfactory evidence that Patty J. Plowman and Robert H. Plowman by Dana Plowman as attorney in fact are the persons who appeared before me, and said persons acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30 day of October, 2019


Signature

Notary Public
Title

My appointment expires: 11/31/2025

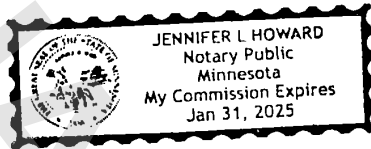


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1138 Fidalgo Drive, Burlington, WA 98233
Tax Parcel Number(s): P117169 & 4759-000-110-0000

Property Description:

Unit 110, "FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM," as per Survey Map and Plans approved August 22, 2000 and recorded on August 24, 2000, under Auditor's File No. 200008240076, and as identified in Amended Declaration of Condominium recorded under Auditor's File No. 200008240077, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-3193-KH

1. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities, including terms and provisions thereof granted to John H. Owen, his successors and/or assigns, recorded November 17, 1995, as Auditor's File No. 95111700069.
 2. Easement, affecting a portion of subject property for the purpose of drainage, including terms and provisions thereof granted to City of Burlington, recorded October 16, 1996, as Auditor's File No. 9610160021.
 3. Easement, affecting a portion of subject property for right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 27, 1997, recorded September 9, 1997, as Auditor's File No. 9709090114 and 9709090115.
 4. Easement, affecting a portion of subject property and for the purpose of construction and maintenance of a water line, lines or 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 of water over, across and along, in favor of Public Utility District No.1 of Snohomish County, dated November 21, 1997, recorded December 1, 1997, as Auditor's File No. 9712010013.
 5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Homestead NW development Company, James A. Wynstra, President, dated February 4, 1998, recorded July 13, 1999, as Auditor's File No. 9802050054.
- Above covenants, conditions and restrictions were amended as Auditor's File No's. 9712080065, 9907130112, 9908160158, 9909170116, 200008240077, 200210230125, 200302200070, 200610170109 and 201005110027.
6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Fourth Amendment to the Cedars, a Condominium, recorded August 24, 2000, as Auditor's File No's. 200008240076.
 7. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.
 8. 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.
 9. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of "The Cedars, a Condominium" or any amendment thereto or under the bylaws adopted pursuant to said Declaration.
 10. Agreement, affecting subject property, regarding irrigation water service and the terms and provisions thereof between Public Utility District No. 1 of Skagit County and Homestead Northwest, Inc., dated April 29, 1998, recorded September 23, 1998, as Auditor's File No. 9809230032.
 11. Easement affecting a portion of subject property and for the purpose of The perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, in favor of Public Utility District No.1 of Skagit County, dated October 29, 1999, recorded November 1, 1999, as Auditor's File No. 9911010143.

Statutory Warranty Deed
LPB 10-05

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on June 16, 2000 and recorded June 29, 2000 as Auditor's File No's. 200006290057.

13. Easement, affecting a portion of subject property and for the purpose of construction and maintenance of a water line, lines or 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 of water over, across and along, in favor of Public Utility District No.1 of Skagit County, dated August 9, 2000, recorded August 11, 2000, as Auditor's File No. 200008110019.

14. Easement, affecting a portion of subject property for the purpose of 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, including terms and provisions thereof granted to Comcast of Washington IV, Inc., its successors and assigns, recorded May 23, 2003 as Auditor's File No. 200305230172.