

When recorded return to:
Michelle Keasal and Robert Keasal
1041 Sinclair Way
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1438

Apr 24 2020

Amount Paid \$4725.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY
500099480

Escrow No.: 500099480

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Matronic, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Keasal and Michelle Keasal, husband and wife

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

UNIT 36, THE CEDARS, A CONDOMINIUM, ACCORDING TO AMENDED DECLARATION THEREOF RECORDED FEBRUARY 5, 1998, UNDER AUDITOR'S FILE NO. 9802050054, AND ANY AMENDMENTS THEREAFTER, RECORDS OF SKAGIT COUNTY; WASHINGTON, AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 214 THROUGH 219, INCLUSIVE, RECORDS OF 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): P112597 / 4705-000-036-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 14, 2020

Paul Matronic
Paul Matronic

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul Matronic 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: 4-20-2020

Stephanie L. Muheim
Name: Stephanie L. Muheim
Notary Public in and for the State of WA
Residing at: Everdale
My appointment expires: 11-19-2023

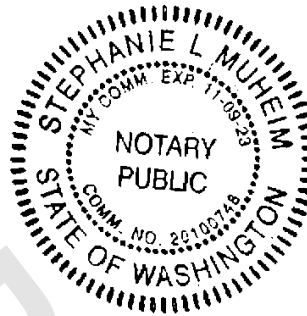


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 The Cedars A Condominium:

Recording No: 199712080064

Amendment(s) of said instrument:

Recording Date: February 5, 1998
Recording No.: 199802050053

Amendment(s) of said instrument:

Recording Date: July 13, 1999
Recording No.: 199907130111

Amendment(s) of said instrument:

Recording Date: September 17, 1999
Recording No.: 199909170115

Amendment(s) of said instrument:

Recording Date: August 24, 2000
Recording No.: 200008240076

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording Date: November 17, 1995
Recording No.: 9511170069

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

In Favor of: City of Burlington
Purpose: Drainage
Recording Date: October 16, 1996
Recording No.: 9610160021

EXHIBIT "A"**Exceptions
(continued)**

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1997
Recording No.: 9709090114
Recording No.: 9709090115
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County, WA
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date: December 1, 1997
Recording No.: 9712010013
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County, Washington.
Purpose: Water pipeline
Recording Date: November 1, 1999
Recording No.: 199911010143
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording No.: 200006290057
Recording No.: 200109110082
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date: August 11, 2000
Recording No.: 200008110019
9. Agreement and the terms and conditions thereof:
- Executed by: Public Utility District No. 1 and Homestead Northwest, Inc.
Recording Date: September 23, 1998
Recording No.: 9809230032

EXHIBIT "A"**Exceptions
(continued)**

Regarding: Irrigation water service

10. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 8, 1997
Recording No.: 9712080065

Said Declaration was amended and restated on February 5, 1998 under recording number 9802050054.

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9907130112
Recording No.: 199908160158
Recording No.: 199909170116
Recording No.: 200008240077
Recording No.: 200210230125
Recording No.: 200302200070
Recording No.: 200610170109
Recording No.: 201005110027

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument(s) set forth above:

Imposed by: Cedars Condominium Owner's Association

12. Provisions contained in the articles of incorporation and bylaws of The Cedars, a Condominium, including any liability to assessment lien.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date: December 13, 2001
Recording No.: 200112130003

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: TCI Cablevision

EXHIBIT "A"

**Exceptions
(continued)**

Purpose: Utilities
Recording Date: January 16, 2002
Recording No.: 200203270001

15. Agreement and the terms and conditions thereof:

Recording Date: July 17, 2002
Recording No.: 200207170008
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by the City of Burlington.
19. Assessments, if any, levied by the Cedars Condominium Owner's Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 3/24/2020
between Keasal ("Buyer")
Buyer Buyer
and Paul Matronic ("Seller")
Seller Seller
concerning 1041 Sinclair Way Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated
Michelle Keasal 03/24/2020
3/24/2020 7:32:24 PM PDT
Buyer Date

Paul Matronic 2-24-20
Seller Date

Authenticated
Robert Keasal 03/24/2020
3/24/2020 7:32:41 PM PDT
Buyer Date

Seller Date