

**When recorded return to:**

Kathy G. Pettersen  
Parcel A: 1180 Fidalgo Drive Parcel B: 12668  
Markwood Road  
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-4248

Oct 15 2020

Amount Paid \$4805.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044410

**CHICAGO TITLE**  
620044410

**BARGAIN AND SALE DEED****THE GRANTOR(S)**

David Christopher Gantos, Personal Representative of the Estate of Kellie Sue Gantos, Deceased  
for and in consideration of in hand paid, bargains, sells, and conveys to  
Kathy G. Pettersen, an unmarried person

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

Parcel A:

Unit 104, THE CEDARS, A CONDOMINIUM, according to Declaration thereof recorded February 5, 1998 under Auditor's File No. 9802050054, and any amendments thereto, records of Skagit County, Washington, and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200008240076, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P117163 / 4759-000-104-0000

Subject to:

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

Dated: October 8, 2020

David Christopher Gantos, Personal Representative of the Estate of Kellie Sue Gantos, Deceased

BY: David C. Gantos

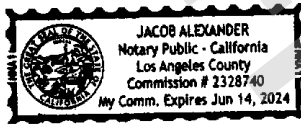
David Christopher Gantos  
Personal Representative

**BARGAIN AND SALE DEED**

(continued)

State of CACounty of Los AngelesI certify that I know or have satisfactory evidence that David Christopher Gantos

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Kellie Sue Gantos to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-10-2020

[Signature]  
Name: Jacob Alexander  
Notary Public in and for the State of CA  
Residing at: LA, CA  
My appointment expires: 6-14-2024

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: November 17, 1995  
Auditor's No.: 9511170069, records of Skagit County, Washington  
For: Ingress, egress and utilities  
Affects: Parcel A

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 16, 1996  
Auditor's No.: 9610160021, records of Skagit County, Washington  
In favor of: City of Burlington  
For: Drainage  
Affects:

That portion of the East Half of Tract 78 and the East Half of the West Half of Tract 78, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

Affects: Parcel A

3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 9, 1997  
Auditor's No.: 9709090114, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

Affects: Parcel A

4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 9, 1997  
Auditor's No.: 9709090115, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record

Affects: Parcel A

5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 1, 1997  
Auditor's No.: 9712010013, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, WA  
For: Water pipeline

Note: Exact location and extent of easement is undisclosed of record.

Affects: Parcel A

6. 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 **FOURTH AMENDMENT TO THE CEDARS:**

Recording No: 200008240076

Affects: Parcel A

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

7. 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 easement  
Recording Date: December 13, 2001  
Recording No.: 200112130003
- Affects: Parcel A
8. MDU Broadband Services Agreement - Grant of Easement, including the terms, covenants and provisions thereof
- Recording Date: March 27, 2002  
Recording No.: 200203270001
- Affects: Parcel A
9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 29, 1999  
Auditor's No.: 199911010143, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline
- Affects: Parcel A
10. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 2000  
Auditor's No.: 200006290057, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
- Affects: A) All street and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. B) A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way. C) All areas located within a 10 foot perimeter of the exterior surface of all ground mounted vaults and transformers. D) No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all ground mounted or semi-buried manholes.
- Affects: Parcel A
11. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 11, 2000  
Auditor's No.: 200008110019, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Water pipeline
- Affects: Parcel A
12. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District #1  
And Between: Homestead Northwest, Inc.  
Recorded: September 23, 1998; July 17, 2002  
Auditor's No.: 9809230032; 200207170008, records of Skagit County, Washington  
Providing: Irrigation water service
- Affects: Parcel A
13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;  
Recorded: February 5, 1998

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

Auditor's No.: 9802050054, records of Skagit County, Washington

NOTE: Amends and restates that instrument recorded under Auditor's File No. 9712080085, records of Skagit County, Washington.

And in Amendments thereto

Recorded: July 13, 1999, August 16, 1999, September 17, 1999, August 24, 2000, October 23, 2002, February 20, 2003, May 11, 2010  
Auditor's No.: 9907130112, 199908160158, 199909170116 and 200008240077, 200210230124, 200210230125, 200302200070, 200610170109 and 201005110027, records of Skagit County, Washington

Affects: Parcel A

14. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.
15. 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."  
  
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. Dues, charges, and assessments, if any, levied by The Cedars Condominium Owner's Association.  
19. Liability to future assessments, if any, levied by the City of Burlington.