

When recorded return to:

Richard Joseph Petro  
PO Box 492  
East Sound, WA 98245  
GNW 21-10990

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jill M. Rothman, Trustee of the Andrew L. and Jill M. Rothman Family Trust

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Richard Joseph Petro, 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:  
LOT 16, CEDAR SPRINGS PUD PHASE 2

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): P117558; 4768-000-016-0000

Dated: May 27, 2021

Andrew L. and Jill M. Rothman Family Trust

By: Jill M. Rothman  
Jill M. Rothman, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2439

Jun 01 2021

Amount Paid \$9306.18

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10990-KS

Page 1 of 5

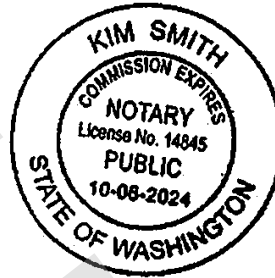
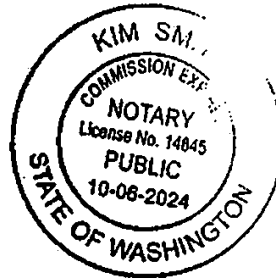
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jill M. Rothman is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute this instrument and is Trustee of the Andrew L. and Jill M. Rothman Family Trust  
Dated: 27 day of May, 2021

Kim Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1908 Cedar Springs Lane, Anacortes, WA 98221  
Tax Parcel Number(s): P117558; 4768-000-016-0000

**Property Description:**

Lot 16, "CEDAR SPRINGS PUD PHASE 2", as per plat recorded January 25, 2001, under Auditor's File No. 200101250072, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10990-KS

Page 3 of 5

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**EXHIBIT B**

21-10990-KS

1. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."
2. "Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the [applicable recording office], including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents [vesting Title or] creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely."

This Exception will be deleted if the County Offices are open on the day of Closing.

3. 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 Cedar Springs PUD recorded November 8, 2000 as Auditor's File No. 200011080023.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. 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 Cedar Spring PUD Phase 2 recorded January 25, 2001 as Auditor's File No. 200101250072.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. 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 Record of Survey recorded March 29, 1995 as Auditor's File No. 9503290048.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedar Springs PUD, recorded November 8, 2000 as Auditor's File No. 200011080126.

7. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded November 8, 2000 as Auditor's File No. 200011080127 may be contained in the bylaws adopted pursuant to said Declaration.

8. Easement, affecting a portion of subject property for the purpose of using and maintaining the existing

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10990-KS

Page 4 of 5

drainage ditch including terms and provisions thereof granted to Raymond G. Jones and Margaret I. Jones, his wife recorded July 10, 1972 as Auditor's File No. 770845

9. Easement, affecting a portion of subject property for the purpose of using and maintaining the drain line including terms and provisions thereof granted to Raymond G. Jones and Margaret I. Jones, his wife recorded May 16, 1973 as Auditor's File No. 783548

10. Any invalidity or defect in the title of the vestees in the event such Trust is invalid or fails to confer sufficient powers in the trustee, or in the event there is a lack of compliance with the terms and provisions of the trust instrument.