

When recorded return to:

Susan J. Riddell  
1059 Fidalgo Drive  
Burlington, WA 98233

GNW 22-14756

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Susan D. Rozell, as her separate estate, 2605 A Plum Court, Port Angeles, WA 98363,

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

in hand paid, conveys, and warrants to Susan J. Riddell, 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 12, THE CEDARS, A CONDOMINIUM

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): P112573

Dated: 3.14.22

*Susan D. Rozell*  
Susan D. Rozell

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1031

Mar 16 2022

Amount Paid \$6725.00  
Skagit County Treasurer  
By Lena Thompson Deputy

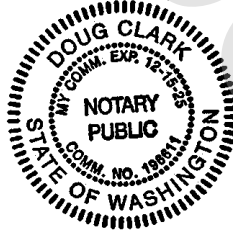
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 14<sup>th</sup> day of March, 2022 by Susan D. Rozell.

*Doug Clark*  
Signature

*Notary Public*  
Title

My appointment expires: 12-15-25



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1059 Fidalgo Drive, Burlington, WA 98233  
Tax Parcel Number(s): P112573

**Property Description:**

UNIT 12, 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.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-14756-KH

Page 2 of 5

**EXHIBIT B**  
22-14756-KH

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.  
  
(Said Exception will not be included on Standard or Extended Coverage Policies)
10. 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.
11. 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.
12. Easement, affecting a portion of subject property for right to enter said premises to operate, maintain and

Statutory Warranty Deed  
LPB 10-05

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.

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 November 21, 1997, recorded December 1, 1997, as Auditor's File No. 9712010013.

14. 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.

15. 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. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

16. 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.

17. 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.

18. 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. 199911010143.

19. 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 August 31, 2001 and recorded June 29, 2000 and September 11, 2001 as Auditor's File No's. 200006290057 and 200109110082.

20. Easement affecting a portion of subject property for 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, a municipal corporation, dated August 9, 2000, recorded August 11, 2000, as Auditor's File No. 200008110019.

21. Any question regarding common access, or ingress, egress and utility easement rights based upon a lack of representation of said matters on the face of said Plat/Condominium named the Cedars, a condominium and Second Amendment to the Cedars, a condominium, recorded December 8 1997 and July 13, 1999 as Auditor's File No's. 9712080064 and 9907130111.

22. 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, 199908160158, 199909170116, 200008240077, 200210230125, 200302200070, 200610170109 and 201005110027.

23. 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 The Cedars, a Condominium, and First Amendment to the Cedars, a Condominium, and Second Amendment to the Cedars, a Condominium, recorded December 8, 1998, February 5, 1998 and July 13, 1999, as Auditor's File No's. 9712080064, 9802050053 and 9907130111.

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".

24. 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 TCI Cablevision of Washington, Inc., recorded March 27, 2002, as Auditor's File No. 200203270001.

25. 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.