

When recorded return to:

Marie Prophete
553 Neff Circle
Burlington, WA 98233

GNW 22-15172

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gwendolyn Kim Choy and William K. Maikai, each as their separate estate, 15512 Northeast 72nd Way, Vancouver, WA 98682,

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

in hand paid, conveys, and warrants to Marie Prophete, *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 553, Bldg. 4, 1st Amd. to Cascade Commons

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): P128036

Dated: 4-8-22

Gwendolyn Kim Choy
Gwendolyn Kim Choy

William K. Maikai

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221591

Apr 18 2022

Amount Paid \$6403.40
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15172-TJ

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STATE OF WASHINGTON
COUNTY OF Snohomish

This record was acknowledged before me on 8th day of April, 2022 by Gwendolyn Kim Choy.

[Handwritten Signature]
Signature

Notary
Title

My appointment expires: 4-29-23



UNOFFICIAL DOCUMENT

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Burlington, WA 98233

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Tax Parcel Number(s): P128036

Dated: 4/11/2022

Gwendolyn Kim Choy

William K. Maikai

William K. Maikai

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15172-TJ

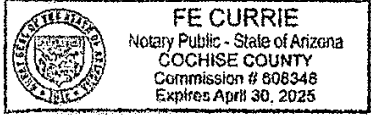
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STATE OF ARIZONA
COUNTY OF Cochise

This record was acknowledged before me on 11th day of April, 2022 by William K. Maikai.

FE Currie
Signature

Branch manager
Title



My appointment expires: 4/30/2025

UNOFFICIAL DOCUMENT

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 553 Neff Circle, Burlington, WA 98233
Tax Parcel Number(s): P128036

Property Description:

Unit 553, Building 4, "FIRST AMENDMENT TO CASCADE COMMONS, A CONDOMINIUM," according to the Survey Map and Set of Plans recorded October 17, 2008, under Auditor's File No. 200810170074 and as identified in that certain Amended Declaration recorded October 17, 2008, under Auditor's File No. 200810170075, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

22-15172-TJ

1. 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, recorded April 5, 2006, as Auditor's File No. 200604050002.

2. 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 Cascade Commons, a Condominium recorded October 3, 2006 as Auditor's File No. 200610030109.

Said plat was amended by Auditor's File Nos. 200810170074, 201409230041 and 201602040039.

3. 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

4. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: October 3, 2006

Auditor's No.: 200610030110

Said Declaration was amended by Auditor's File Nos. 200810170075, 200901200024, 201409230040 and 201602040040.

5. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of Water and Communication Lines, in favor of Public Utility District No.1 of Skagit County, recorded January 19, 2007 as Auditor's File No. 200701190058.

6. Easement, affecting a portion of subject property for the purpose of Broadband Communication System including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded February 14, 2007 as Auditor's File No. 200702140054

7. 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, recorded April 15, 1977, as Auditor's File No. 854634.

8. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof granted to Gilkey 425 LLC, a Washington limited liability company recorded September 30, 2014 as Auditor's File No. 201409300056

9. Easement, affecting a portion of subject property for the purpose of Utilities including terms and provisions thereof granted to Gilkey 425 LLC, a Washington limited liability company recorded September 30, 2014 as Auditor's File No. 201409300057

10. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof granted to Cascade Commons Condominium Owners Association, a Washington non-profit corporation recorded September 30, 2014 as Auditor's File No. 201409300058

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