

**When recorded return to:**

Claudette Robertson  
1041 Sinclair Way  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235512

Feb 17 2023

Amount Paid \$5461.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

620052848

Escrow No.: 620052848

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert Keasal and Michelle Keasal, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Claudette Robertson, an unmarried person

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

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

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

UNIT 36, THE CEDARS, A CONDO

Tax Parcel Number(s): P112597 / 4705-000-036-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/10/23

[Signature]  
Robert Keasal  
[Signature]  
Michelle Keasal

State of Washington  
County of Snohomish

This record was acknowledged before me on 2-10-2023 by Robert Keasal and Michelle Keasal.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 11-30-26



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P112597 / 4705-000-036-0000**

---

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.

**EXHIBIT "B"**  
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 "B"**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 "B"**

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. Lien of assessments levied pursuant to the Declaration for Cedars Condominium to the extent provided for by Washington law.

12. 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

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

Granted to: TCI Cablevision  
Purpose: Utilities  
Recording Date: January 16, 2002  
Recording No.: 200203270001

14. Agreement and the terms and conditions thereof:

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: July 17, 2002  
Recording No.: 200207170008

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. Assessments, if any, levied by Burlington.

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 January 20, 2023  
between Claudette Robertson ("Buyer")  
and Robert Keasal Michelle Keasal ("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.

Claudette Robertson 1/20/23  
Buyer Date

Michelle Keasal 9/18/22  
Seller Date

\_\_\_\_\_  
Buyer Date

[Signature] 9-18-22  
Seller Date