

When recorded return to:

Michael Dana Busse and Samantha J. Camera
509 Neff Circle, Unit 509
Burlington, WA 98233
GNW 23-17671

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235760
Mar 10 2023
Amount Paid \$6085.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adilene Hernandez, as her separate estate, 324 South 27th Street, Mount Vernon, WA 98274,
for and in consideration of ten dollars and other valuable consideration
in hand paid, conveys, and warrants to Michael Dana Busse and Samantha J. Camera, a married couple
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. pg. 2

Abbreviated legal description: Property 1: Unit 509, Building 1, CASCADE COMMONS, 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): P125118

Dated: 3-8-23

Adilene Hernandez
Adilene Hernandez

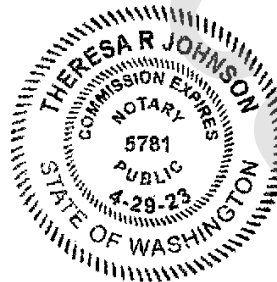
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of March, 2023 by Adilene Hernandez.

Theresa R Johnson
Signature

Notary
Title

My commission expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 509 Neff Circle, Unit 509, Burlington, WA 98233
Tax Parcel Number(s): P125118

Property Description:

Unit 509, Building 1, CASCADE COMMONS, A CONDOMINIUM, according to the Declaration thereof recorded October 3, 2006, under Auditor's File No. 200610030110, records of Skagit County, Washington and any amendments thereto, and Survey Map and Plans thereof recorded under Auditor's File No. 200610030109, records of Skagit County, Washington.

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EXHIBIT B

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1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Recorded: April 15, 1977
Auditor's No. 854634
Purpose: Easement as set forth therein
Area Affected: A portion of the subject property as set forth therein

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: March 28, 2006

Recorded: April 5, 2006

Auditor's No.: 200604050002

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Cascade Commons, a Condominium
Recorded: October 3, 2006
Auditor's No.: 200610030109

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

4. 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

5. 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.

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: January 12, 2007

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Recorded: January 19, 2007
Auditor's No.: 200701190058
Purpose: Water and Communication Lines
Area Affected: Portion of subject property

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Dated: June 19, 2006
Recorded: February 14, 2007
Auditor's No.: 200702140054
Purpose: Broadband Communication System
Area Affected: Portion of subject property

8. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: August 31, 2007
Auditor's No.: 200708310104
Affects: North line of subject property

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:
Gilkey 425 LLC, a Washington limited liability company
Recorded:
September 30, 2014
Auditor's No.
201409300056
Purpose:
Ingress, egress and utilities
Area Affected:
Common area

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gilkey 425 LLC, a Washington limited liability company
Recorded: September 30, 2014
Auditor's No. 201409300057
Purpose: Utilities
Area Affected: Common area

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Commons Condominium Owners Association, a Washington non-profit corporation
Recorded: September 30, 2014
Auditor's No. 201409300058
Purpose: Ingress, egress and utilities
Area Affected: Common area

12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure

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that may include covenants, conditions and restrictions affecting the subject property, recorded September 4, 2018 as Auditor's File No. 201809040190 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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