

**When recorded return to:**  
Carmen Christine Morrison  
PO Box 726  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235940

Mar 27 2023

Amount Paid \$6245.00  
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

Escrow No.: 620053733

**CHICAGO TITLE**

620053733

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Trevor R. Coulter and Lucy Coulter, 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 Carmen Christine Morrison, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:  
UNIT 511, BUILDING 1, "CASCADE COMMONS, A CONDOMINIUM," AS PER SURVEY MAP AND SET OF PLANS RECORDED OCTOBER 3, 2006, UNDER AUDITOR'S FILE NO. 200610030109, AND CONDOMINIUM DECLARATION AS RECORDED OCTOBER 3, 2006, UNDER AUDITOR'S FILE NO. 200610030110, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


Tax Parcel Number(s): P125119 / 4906-001-511-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: March 15, 2023

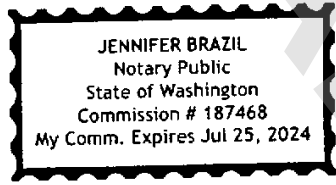
  
\_\_\_\_\_  
Trevor R. Coulter

  
\_\_\_\_\_  
Lucy Coulter

State of Washington  
County of Skaagit

This record was acknowledged before me on 3-16-2023 by Trevor R. Coulter and Lucy Coulter.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

|                 |                                     |
|-----------------|-------------------------------------|
| In favor of:    | Puget Sound Power and Light Company |
| Recording Date: | April 15, 1977                      |
| Recording No.:  | 854634                              |
| Affects:        | A portion of said plat              |
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

|                 |                          |
|-----------------|--------------------------|
| In favor of:    | City of Burlington       |
| Purpose:        | Construction easement    |
| Recording Date: | January 8, 2003          |
| Recording No.:  | 200301080009             |
| Affects:        | Portion of said premises |
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

|                 |   |
|-----------------|---|
| In favor of:    | Puget Sound Energy, Inc.  |
| Purpose:        | Electric transmission and/or distribution line, together with necessary appurtenances |
| Recording Date: | April 5, 2006   |
| Recording No.:  | 200604050002  |
| Affects:        | as described in said instrument   |
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey Map and Plans:  

Recording No: 200610030109

First Amendment to Cascade Commons, a Condominium and the terms and conditions thereof:

|                 |                  |
|-----------------|------------------|
| Recording Date: | October 17, 2008 |
| Recording No.:  | 200810170074     |

Second Amendment to Cascade Commons, a Condominium and the terms and conditions thereof:

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: September 23, 2014  
Recording No.: 201409230041

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Declaration and covenants, conditions, restrictions and reservations for Cascade Commons, a condominium  
Recording Date: October 3, 2006  
Recording No.: 200610030110

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2008  
Recording No.: 200810170075

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 20, 2009  
Recording No.: 200901200024

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 23, 2014  
Recording No.: 201409230040

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 4, 2016  
Recording No.: 201602040039

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 4, 2016  
Recording No.: 201602040040

6. Lien of assessments levied pursuant to the Declaration for Cascade Commons, a Condominium to the extent provided for by Washington law.

**EXHIBIT "A"****Exceptions  
(continued)**

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
 Purpose: All things necessary or proper in the construction and maintenance of a water and communication, lines or other similar public services 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 and control of water and electronic information.  
 Recording Date: January 19, 2007  
 Recording No.: 200701190058  
 Affects: Portion of said premises
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Comcast of Washington IV, Inc.  
 Purpose: An easement in gross and 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 (hereinafter referred to as the System) consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications.  
 Recording Date: February 14, 2007  
 Recording No.: 200702140054  
 Affects: Portion of said premises
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Gilkey 425, LLC  
 Purpose: Ingress, egress and utilities  
 Recording Date: September 30, 2014  
 Recording No.: 201409300056  
 Affects: Portion of said premises
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Gilkey 425, LLC  
 Purpose: Utilities  
 Recording Date: September 30, 2014  
 Recording No.: 201409300057

**EXHIBIT "A"**Exceptions  
(continued)

- Affects: Portion of said premises
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Gilkey 425, LLC  
 Purpose: ingress, egress and utilities  
 Recording Date: September 30, 2014  
 Recording No.: 201409300058  
 Affects: Portion of said premises
12. 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."
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Burlington.