

When recorded return to:  
Linda Struthers  
PO Box 651  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236185  
Apr 19 2023  
Amount Paid \$4005.00  
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.: 620053767

CHICAGO TITLE  
620053767

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shirley M. Peck, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Linda Struthers, 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 531, BLDG 2, CASCADE COMMONS, A CONDO

Tax Parcel Number(s): P125124 / 4906-002-531-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 4-17-2023

Shirley M. Peck by James N. Peck ATTORNEY IN FACT  
Shirley M. Peck by James Peck as attorney in fact

State of Arizona  
County of Maricopa

This record was acknowledged before me on 4-17-2023 by James Peck as Attorney In Fact of Shirley M. Peck.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Arizona  
My commission expires: 2-6-2024



JUSTIN A. STITTSWORTH  
Notary Public - Arizona  
Maricopa Co. / #874593  
Expires 02/06/2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P125124 / 4906-002-531-0000**

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UNIT 531, BUILDING 2, CASCADE COMMONS, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER RECORDING NO. 200610030110, AND SURVEY MAP AND PLANS RECORDED UNDER RECORDING NO. 200610030109, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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: 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
  
3. 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 Cascade Commons, a Condominium:  
  
Recording No: 200610030109  
  
First Amendment to Cascade Commons, a Condominium recorded October 17, 2008 under Recording No. 200810170074.  
  
Second Amendment to Cascade Commons, a Condominium recorded September 23, 2014 under Recording No. 201409230041.
  
4. 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

**EXHIBIT "B"**

**Exceptions  
(continued)**

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

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

6. 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  
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: as described in said instrument

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

**EXHIBIT "B"**

Exceptions  
(continued)

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: as described in said instrument

8. 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

9. 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  
Affects: portion of said premises

10. 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

11. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Burlington.