

**When recorded return to:**  
Gertrude Ann Nelson  
1122 Sinclair Way  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236977  
Jun 21 2023  
Amount Paid \$5445.00  
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**  
620054156

Escrow No.: 620054156

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lottie E. Overway, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Gertrude Ann Nelson, an unmarried person, as her separate  
estate

the following described real estate, situated in the County of Skagit, State of Washington:  
UNIT 53, "THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM," AS PER THE SURVEY  
MAP AND PLANS THEREOF RECORDED SEPTEMBER 17, 1999, UNDER AUDITOR'S FILE  
NO. 199909170115, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS IDENTIFIED IN  
THAT CERTAIN AMENDED AND RESTATED DECLARATION THEREOF RECORDED  
FEBRUARY 5, 1998, UNDER AUDITOR'S FILE NO. 9802050054; ALL IN THE 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): P116253 / 4739-000-053-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6/12/23

Lottie E. Overway  
Lottie E. Overway

State of Washington  
County of Skagit

This record was acknowledged before me on 06/12/2023 by Lottie E. Overway.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Exceptions

1. 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
Affects:	Portion of said premises
  
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:	Drainage
Recording Date:	October 16, 1996
Recording No.:	9610160021
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., a Washington corporation
Purpose:	Underground electric system
Recording Date:	September 9, 1997
Recording No.:	9709090114
Affects:	Portion of said premises
  
4. 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., a Washington corporation
Purpose:	Underground electric system
Recording Date:	September 9, 1997
Recording No.:	9709090115
Affects:	Portion of said premises
  
5. 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, a municipal corporation
Purpose:	Water Pipeline
Recording Date:	December 1, 1997
Recording No.:	9712010013
Affects:	Portion of said premises
  
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

**EXHIBIT "A"**

Exceptions  
(continued)

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 Fourth Amendment to the Cedars:

Recording No: 200008240076

7. 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 of Condominium  
Recording Date: February 5, 1998  
Recording No.: 9802050054

Amends and restates that instrument recorded under Recording No. 9712080065

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 1999  
Recording No.: 9907130112

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 16, 1999  
Recording No.: 9908160158

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 17, 1999  
Recording No.: 199909170116

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 2000  
Recording No.: 200008240077

Modification(s) of said covenants, conditions and restrictions

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

Recording Date: October 23, 2002  
Recording No.: 200210230125

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 20, 2003  
Recording No.: 200302200070

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2006  
Recording No.: 200610170109

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 2010  
Recording No.: 201005110027

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

9. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest, inc.  
Recording Date: September 23, 1998  
Recording No.: 9809230032  
Regarding: Irrigation water service

10. 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: Water pipeline  
Recording Date: October 29, 1999  
Recording No.: 199911010143  
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: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 29, 2000

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

- Recording No.: 200006290057  
Affects: Portion of said premises
12. 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: Water pipeline  
Recording Date: August 11, 2000  
Recording No.: 200008110019  
Affects: Portion of said premises
13. 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: Water pipeline  
Recording Date: December 13, 2001  
Recording No.: 200112130003  
Affects: Portion of said premises
14. MDU Broadband Services Agreement and the terms and conditions thereof:  
Executed by: Homestead Development N.W., Inc. and TCI Cablevision of Washington, Inc.  
Recording Date: March 27, 2002  
Recording No.: 200203270001
15. Agricultural irrigation Water Service Agreement and the terms and conditions thereof:  
Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest Development Co.  
Recording Date: July 17, 2002  
Recording No.: 200207170008
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by Burlington.
18. City, county or local improvement district assessments, if any.
19. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration

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

of the terms.