

When recorded return to:
Gary Winslow and Nancy Nielsen
1049 Sinclair Way
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237065
Jun 28 2023
Amount Paid \$4245.00
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.: 620054354

CHICAGO TITLE
620054354

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. Fleming and Marion L. Fleming, 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 Gary Winslow, an unmarried person and Nancy Nielsen, an
unmarried person, as joint tenants with right of survivorship

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 46, THE CEDARS, A CONDO

Tax Parcel Number(s): P112607 / 4705-000-046-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 19, 2023

Robert D. Fleming
Robert D. Fleming

Marion L. Fleming
Marion L. Fleming

State of Washington
County of Skagit

This record was acknowledged before me on June 19, 2023 by Robert D. Fleming and Marion L. Fleming.

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112607 / 4705-000-046-0000

UNIT 46, THE CEDARS, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED FEBRUARY 2, 1998, UNDER RECORDING NO. 9802050054, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 16 OF PLATS, PAGES 198 THROUGH 203, INCLUSIVE, AND FIRST AMENDMENT RECORDED IN VOLUME 16 OF PLATS, PAGES 214 THROUGH 219, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s):
Recorded: November 17, 1995
Recording No.: 9511170069
For: Ingress, egress and utilities

2. Easement, including the terms and conditions thereof, granted by instrument:
Recorded: October 16, 1996
Recording No.: 9610160021
In favor of: City of Burlington
For: Drainage

3. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: September 9, 1997
Recording No.: 9709090114
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: September 9, 1997
Recording No.: 9709090115
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record

5. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: December 1, 1997
Recording No.: 9712010013
In favor of: Public Utility District No. 1 of Skagit County, WA
For: Water pipeline

Note: Exact location and extent of easement is undisclosed of record.

6. 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

EXHIBIT "B"Exceptions
(continued)

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, recorded in Volume 16 of Plats, Pages 198 through 203:

Recording No: 9712080064

First Amendment to The Cedars, a Condominium, recorded in Volume 16 of Plats, Pages 214 through 219:

Recording No: 9802050053

7. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: October 29, 1999
 Recording No.: 199911010143
 In favor of: Public Utility District No. 1 of Skagit County
 For: Water pipeline

8. Easement, including the terms and conditions thereof, granted by instrument:

Recorded: June 29, 2000
 Recording No.: 200006290057
 Recorded: September 11, 2001
 Recording No.: 200109110082
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

A) All street and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property.

B) A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way. C) All areas located within a 10 foot perimeter of the exterior surface of all ground mounted vaults and transformers.

D) No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all ground mounted or semi-buried manholes.

9. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: August 11, 2000
 Recording No.: 200008110019
 In favor of: Public Utility District No. 1

EXHIBIT "B"

Exceptions
(continued)

For: Water pipeline

10. Agreement, including the terms and conditions thereof; entered into:

By: Public Utility District #1
 And Between: Homestead Northwest, Inc.
 Recorded: September 23, 1998
 Recording No.: 9809230032
 Providing: Irrigation water service

11. 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: Condominium declaration
 Recorded: February 5, 1998
 Recording No.: 9802050054

Said Declaration amends and restates prior Declaration recorded in Recording No. 9712080065.

Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.

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.: 199908160158

Modification(s) of said covenants, conditions and restrictions

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

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

12. Lien of assessments levied pursuant to the Declaration for The Cedars, a Condominium to the extent provided for by Washington law.
13. Easement, including the terms and conditions thereof, granted by instrument(s):
- Recorded: December 13, 2001
Recording No.: 200112130003
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
14. Easement, including the terms and conditions thereof, disclosed by instrument(s):
- Recorded: January 16, 2002
Recording No.: 200203270001
In favor of: TCI Cablevision
For: Utilities
15. Agreement, including the terms and conditions thereof; entered into:
- By: Public Utility District No. 1
And Between: Homestead NW Dev. Co.

EXHIBIT "B"Exceptions
(continued)

Recorded: July 17, 2002
Recording No.: 200207170008

16. 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."

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 30, 2023

between Gary Winslow Buyer Nancy Nielson Buyer ("Buyer")
and Robert Fleming Seller Marion Fleming Seller ("Seller")
concerning 1049 Sinclair Wy Address Burlington City WA 98233 State Zip (the "Property")

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.

Authentication:
Gary Winslow 05/30/2023
Buyer Date

Authentication:
Robert D Fleming 05/30/23
Seller Date

Authentication:
Nancy Nielson 05/30/2023
Buyer Date

Authentication:
Marion L Fleming 05/30/23
Seller Date