

When recorded return to:
Thomas N Dobbs
519 Neff Circle
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249938
Mar 19 2024
Amount Paid \$6085.00
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.: 620055556

CHICAGO TITLE
620055556

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul M. Arroyos and Yasmin Garcia, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Thomas N Dobbs, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 519, BUILDING 2, CASCADE COMMONS, A CONDOMINIUM, ACCORDING TO THE
DECLARATION THEREOF RECORDED OCTOBER 3, 2006, UNDER AUDITOR'S FILE NO
200610030110, AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY,
WASHINGTON AND SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S
FILE NO. 200610030109, 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): P125121 / 4906-002-519-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 3/18/24




Paul M. Arroyos



Yasmin Garcia

State of Washington
County of SKAGWAN

This record was acknowledged before me on 3-18-2024 by Paul M. Arroyos and Yasmin Garcia.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

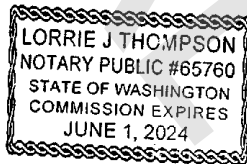


EXHIBIT "A"
Exceptions

1. 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 the Plat of Burlington Acreage Property:

Recording No: Volume 1, Page 49

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

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Undisclosed
Recording Date: April 15, 1977
Recording No.: 854634
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: City of Burlington, a municipal corporation of the State of Washington
Purpose: Temporary construction easement
Recording Date: January 8, 2003
Recording No.: 200301080009
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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 5, 2006
Recording No.: 200604050002
Affects: Portion of said premises

5. 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

Modification(s) of said Condo Map:

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

Modification(s) of said covenants, conditions and restrictions

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

6. 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

EXHIBIT "A"
Exceptions
(continued)

law.

Entitled: Declaration of 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.: 201602040040

7. Lien of assessments levied pursuant to the Declaration for Cascade Commons Condominium to the extent provided for by Washington law.
8. 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: Pipe or pipelines
Recording Date: January 17, 2007
Recording No.: 200701190058
Affects: Portion of said premises
9. 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., its successors and assigns
Purpose: Broadband communication systems
Recording Date: February 14, 2007
Recording No.: 200702140054
Affects: Portion of said premises
10. Bylaws of Cascade Commons Condominium Owners Association and the terms and conditions thereof:

Recording Date: February 4, 2016
Recording No.: 201602040039
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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

EXHIBIT "A"

Exceptions
(continued)

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. Assessments, if any, levied by Burlington.
14. 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 February 17, 2024

between Tomas N Dobbs _____ ("Buyer")

Buyer

Buyer

and Paul M Arroyos _____ ("Seller")

Seller

Seller

concerning 519 Neff Cir _____ 519 Burlington _____ WA 98233 _____ (the "Property")

Address

City

State Zip

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.

Tomas N Dobbs _____ 2/17/24 _____
Buyer Date

Buyer Date

Authentic _____
Paul M Arroyos _____ 01/30/2024 _____
Seller Date

Authentic _____
[Signature] _____ 01/30/2024 _____
Seller Date