

When recorded return to:
Julee L Bradshaw
1123 Lopez Lane, Unit 100
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241192
Jul 02 2024
Amount Paid \$6965.00
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
620055937

Escrow No.: 620055937

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Ray Williams and Karla Kay Roets Successor Co-Trustees of the Williams Family Revocable Trust, dated May 7, 1996

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Julee L Bradshaw, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 100, FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM, AS PER SURVEY MAP AND PLANS APPROVED AUGUST 22, 2000 AND RECORDED ON AUGUST 24, 2000, UNDER AUDITOR'S FILE NO. 200008240076, AND AS IDENTIFIED IN AMENDED DECLARATION OF CONDOMINIUM RECORDED AUGUST 24, 2000, UNDER AUDITOR'S FILE NO. 200008240077, AND ANY AMENDMENTS THERETO, 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): P117159 / 4759-000-100-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/26/24

The Williams Family Revocable Trust, dated May 7, 1996

BY: Karla Kay Roets
Karla Kay Roets
Successor Co-Trustee

BY: Kevin Ray Williams
Kevin Ray Williams
Successor Co-Trustee

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on June 26, 2024 by Karla Kay Roets and Kevin Ray Williams as Successor Co-Trustee and Successor Co-Trustee, respectively, of the Williams Family Revocable Trust, dated May 7, 1996.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

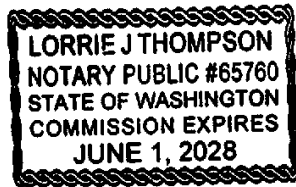


EXHIBIT "A"
Exceptions

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 Plat of the Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. Easement, including the terms and conditions thereof, reserved by instrument;

Recording Date: November 17, 1995
Recording No.: 9511170069
Regarding: Ingress, egress and utilities

3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 16, 1996
Recording No.: 9610160021
In favor of: City of Burlington
Regarding: Drainage

4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: September 9, 1997
Recording No.: 9709090114
In favor of: Puget Sound Energy, Inc., a Washington corporation
Regarding: Electric transmission and/or distribution line

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

5. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: September 9, 1997
Recording No.: 9709090115
In favor of: Puget Sound Energy, Inc., a Washington corporation
Regarding: Electric transmission and/or distribution line

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

6. Easement, including the terms and conditions thereof, granted by instrument;

EXHIBIT "A"

Exceptions
(continued)

Recording Date: December 1, 1997
 Recording No.: 9712010013
 In favor of: Public Utility District No. 1 of Skagit County, WA
 Regarding: Water pipeline

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

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **FOURTH AMENDMENT TO THE CEDARS:**

Recording No: 200008240076

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Water pipeline easement
 Recording Date: December 13, 2001
 Recording No.: 200112130003

9. MDU Broadband Services Agreement - Grant of Easement, including the terms, covenants and provisions thereof

Recording Date: March 27, 2002
 Recording No.: 200203270001

10. Easement, including the terms and conditions thereof, granted by instrument;

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

11. Easement, including the terms and conditions thereof, granted by instrument;

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

EXHIBIT "A"

Exceptions
(continued)

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.

12. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: August 11, 2000
 Recording No.: 200008110019
 In favor of: Public Utility District No. 1
 Regarding: Water pipeline

13. 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
 Recording No.: 200207170008
 Providing: Irrigation water service

14. 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
 Recording Date: February 5, 1998
 Recording No.: 9802050054

NOTE: Amends and restates that instrument recorded under Recording No. 9712080065

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 1999

EXHIBIT "A"
Exceptions
(continued)

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

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.: 200210230124

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

15. Lien of assessments levied pursuant to the Declaration for The Cedars Condominium Owner's Association to the extent provided for by Washington law.
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:

EXHIBIT "A"Exceptions
(continued)

"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. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Burlington.
20. Dues, charges, and assessments, if any, levied by The Cedars Condominium Owner's Association.

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

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 5-13-24
between Julie L. Bradshaw ("Buyer")
and Williams Family Trust ("Seller")
concerning 1123 Lopez Ln 100 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 14.36, 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.

Julie L. Bradshaw 5-13-24 Clara L. Williams 3/12/24
Buyer Date Seller Date
Buyer Date Seller Date