

When recorded return to:
Alan Brandenburg
711 Cascade Palms Court
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241291
Jul 11 2024
Amount Paid \$5685.00
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.: 620056648

CHICAGO TITLE
620056648

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joan Kay Payton, 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 Alan Brandenburg, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

UNIT 711, BUILDING 3, "CASCADE PALMS CONDOMINIUM, PHASE II", ACCORDING TO THE THIRD AMENDED DECLARATION THEREOF RECORDED JUNE 22, 2007, UNDER AUDITOR'S FILE NO. 200706220126, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AMENDED SURVEY AND PLANS RECORDED AUGUST 8, 2005, UNDER AUDITOR'S FILE NO. 200508080175, 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): P123134 / 8059-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/11/2024

Tena Crosby

Tena Crosby, Co-Guardian of Joan Kay Payton
pursuant to Guardianship Case No 23-4-00609--29
Skagit County, WA

State of Washington

County of Skagit

This record was acknowledged before me on 7-11-24 by Tena Crosby, as
Co-Guardian of Joan Kay Payton.

Teresa D Varnes

(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 5/30/27



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 4, 2002
Auditor's No(s): 200211040108, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of said premises

2. 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 Palms Binding Site Plan 02-973:

Recording No: 202211120149

Amendment of said instrument:

Recording Date: August 10, 2010
Recording No.: 201008100048

3. Agreement and the terms and conditions thereof:

Executed by: Trail Investments LLC, a Washington limited liability company & William A. Stiles Jr. and Betty M. Stiles, husband and wife, and BLA Investments, LLC, a Washington limited liability company
Recording Date: November 12, 2002
Recording No.: 200211120151

Said instrument revised under:

Recording Date: August 10, 2010
Recording No.: 201008100047

4. 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 Palms Condominiums Phase 1:

Recording No: 200211120150

EXHIBIT "A"
Exceptions
(continued)

5. 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, a municipal corporation
Purpose: All things necessary or proper in the construction and maintenance of a water and communication lines or other similar public service related facility
Recording Date: January 15, 2003
Recording No.: 200301150028
Affects: Portion of said premises
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 law.
- Entitled: Condominium Declaration
Recording Date: November 3, 2003
Recording No.: 200311030251
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: August 8, 2005
Recording No.: 200508080174
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: August 28, 2006
Recording No.: 200608280228
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: June 22, 2007
Recording No.: 200706220126
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: May 5, 2008
Recording No.: 200805050116

EXHIBIT "A"**Exceptions
(continued)****Modification(s) of said covenants, conditions and restrictions**

Recording Date: November 12, 2008
Recording No.: 200811120052

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2010
Recording No.: 201008100046

7. Lien of assessments levied pursuant to the Declaration for Cascade Palms Owner's Association to the extent provided for by Washington law.
8. Agreement regarding ULID 1994-2 Assessments, and the terms and conditions thereof:

Executed by: City of Sedro Woolley, a municipal corporation of the State of Washington & William A. Stiles, Jr., et al
Recording Date: December 1, 2003
Recording No.: 200312010207
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc., its successors and assigns
Purpose: Broadband communication services
Recording Date: March 23, 2004
Recording No.: 200403230073
Affects: Portion of said premises
10. Access Easement & Maintenance and Improvement Agreement and the terms and conditions thereof:

Executed by: William A. Stiles Jr. and Betty M. Stiles, husband and wife, as an undivided 3/4 interest and Maxine Breier, as her separate estate, as to an undivided 1/4 interest & Philip Mihelich and Marilyn Mihelich, husband and wife
Recording Date: March 23, 2001
Recording No.: 200103230145
11. 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 Palms Condominiums Phase 2:

EXHIBIT "A"Exceptions
(continued)

Recording No: 200508080175

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Comcast Cable Communications Management, LLC, its successors and assigns
 Purpose: Broadband communications services
 Recording Date: February 5, 2018
 Recording No.: 201802050123
13. 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."
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Sedro Woolley.
16. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:
- Levy Code: 0935
 Estimated amount of tax without exemption, including special taxes and charges: \$2,958.54

EXHIBIT "A"
Exceptions
(continued)

17. City, county or local improvement district assessments, if any.