

When recorded return to:
Hilda K. Johnson
1041 Sinclair Way
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241583
Jul 31 2024
Amount Paid \$6581.00
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
620056868

Escrow No.: 620056868

STATUTORY WARRANTY DEED

THE GRANTOR(S) Claudette Robertson, 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 Hilda K. Johnson, an unmarried person

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 36, THE CEDARS, A CONDO

Tax Parcel Number(s): P112597/4705-000-036-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/30/24

Claudette Robertson
Claudette Robertson

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on July 30, 2024 by Claudette Robertson.

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

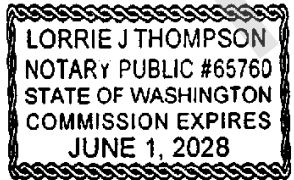


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112597/4705-000-036-0000

UNIT 36, THE CEDARS, A CONDOMINIUM, ACCORDING TO AMENDED DECLARATION THEREOF RECORDED FEBRUARY 5, 1998, UNDER RECORDING NO. 9802050054, AND AMENDED SURVEY MAP AND PLANS THEREOF 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. 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 Cedars A Condominium:

Recording No: 199712080064

Amendment(s) of said instrument:

Recording Date: February 5, 1998
Recording No.: 199802050053

Amendment(s) of said instrument:

Recording Date: July 13, 1999
Recording No.: 199907130111

Amendment(s) of said instrument:

Recording Date: September 17, 1999
Recording No.: 199909170115

Amendment(s) of said instrument:

Recording Date: August 24, 2000
Recording No.: 200008240076

2. 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

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

In Favor of: City of Burlington
Purpose: Drainage
Recording Date: October 16, 1996
Recording No.: 9610160021

EXHIBIT "B"
Exceptions
(continued)

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1997
Recording No.: 9709090114
Recording No.: 9709090115
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, WA
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date: December 1, 1997
Recording No.: 9712010013
6. 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
Recording Date: November 1, 1999
Recording No.: 199911010143
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording No.: 200006290057
Recording No.: 200109110082
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
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date: August 11, 2000
Recording No.: 200008110019
9. Agreement and the terms and conditions thereof:
Executed by: Public Utility District No. 1 and Homestead Northwest, Inc.
Recording Date: September 23, 1998
Recording No.: 9809230032
Regarding: Irrigation water service

EXHIBIT "B"
Exceptions
(continued)

10. Covenants, conditions, restrictions and easements 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, as set forth in the document

Recording Date: December 8, 1997
Recording No.: 9712080065

Said Declaration was amended and restated on February 5, 1998 under recording number 9802050054.

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9907130112
Recording No.: 199908160158
Recording No.: 199909170116
Recording No.: 200008240077
Recording No.: 200210230125
Recording No.: 200302200070
Recording No.: 200610170109
Recording No.: 201005110027

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

12. 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
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date: December 13, 2001
Recording No.: 200112130003

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

Granted to: TCI Cablevision
Purpose: Utilities
Recording Date: January 16, 2002
Recording No.: 200203270001

14. Agreement and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: July 17, 2002
Recording No.: 200207170008

15. 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."

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 the City of Burlington.
18. City, county or local improvement district assessments, if any.