

AFTER RECORDING MAIL TO:  
Ms. MARY L. MELDNER  
C/O SKAGIT VALLEY MORTGAGE  
160 CASCADE PLACE SUITE 108  
BURLINGTON, WA 98233

12  
KATHY HILL  
SKAGIT COUNTY AUDITOR

9902260116

99 FEB 26 P12:38

RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
REQUEST OF \_\_\_\_\_

**ISLAND TITLE CO. STATUTORY WARRANTY DEED**

Escrow No. 99013  
Title Order No. SB-14126

**THE GRANTOR HOMESTEAD N.W. DEV CO., a Washington Corporation**

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **MARY L. MELDNER, A SINGLE PERSON**

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

**UNIT 8, THE CEDARS, A CONDOMINIUM, according to Amended Declaration thereof recorded February 5, 1998, under Auditor's File No. 9802050054, records of Skagit County, Washington, and Amended Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 214 through 219, inclusive, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**

**Assessor's Property Tax Parcel/Account Number(s): 4705-000-008-0000 (P112569)**

**Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "A" and by this reference made a part hereof.**

**Dated: February 19, 1999**

**HOMESTEAD N.W. DEV CO., a Washington corporation**

By: \_\_\_\_\_

State of Washington

}ss.

County of Skagit

I certify that I know or have satisfactory evidence that KEITH L. COX is/are the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that authorized to execute the instrument and acknowledged it as the VICE PRESIDENT of HOMESTEAD N.W. DEV CO. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 24 1999

MARCIE K. PALECK

Marcie K Paleck

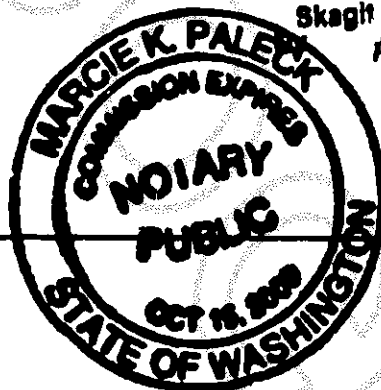
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires Oct. 15 2000

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#27988  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

FEB 26 1999

2900.51  
Amount Paid \$  
Skagit Co. Treasurer  
DDV Deputy



LPB-10

BK1950PG0124

**EXHIBIT "A"**

1. Easement, including the terms and conditions thereof, reserved by instrument  
Recorded: November 17, 1995  
Auditor's No.: 9511170069, records of Skagit County, WA  
For: Ingress, egress, and utilities
2. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: October 16, 1996  
Auditor's No.: 9610160021, records of Skagit County, WA  
In favor of: City of Burlington  
For: Drainage  
Affects:

That portion of the East Half of Tract 78 and the East Half of the West Half of Tract 78, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract 78;  
thence South  $00^{\circ}39'17''$  East a distance of 24.56 feet along the East line of said Tract 78 to a cusp;  
thence along the arc of a curve concave to the Southwest having a radius of 25.00 feet and an initial tangent bearing of North  $00^{\circ}39'17''$  West, through a central angle of  $88^{\circ}58'26''$ , an arc distance of 38.82 feet to a point of compound curvature;  
thence along the arc of said curve to the left having a radius of 59.60 feet, through a central angle of  $22^{\circ}03'29''$  an arc distance of 22.95 feet to a point of tangency;  
thence South  $68^{\circ}18'48''$  West a distance of 51.36 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 360.00 feet, through a central angle of  $33^{\circ}36'15''$  an arc distance of 211.14 feet to a point of tangency;  
thence North  $78^{\circ}04'58''$  West a distance of 13.57 feet to the South line of the North 40.00 feet of said Tract 78 and the true point of beginning;  
thence continue North  $78^{\circ}04'58''$  West a distance of 140.20 feet to a point of curvature;  
thence along the arc of said curve to the left having a radius of 590.00 feet, through a central angle of  $11^{\circ}32'45''$  an arc distance of 118.89 feet to a point of tangency on the North line of said Tract 78;  
thence North  $89^{\circ}37'43''$  West a distance of 373.94 feet along said North line to the Northwest corner of said East Half of the West Half of Tract 78;  
thence South  $00^{\circ}25'41''$  East a distance of 140.00 feet along the West line of said East Half of the West Half of Tract 78;  
thence North  $89^{\circ}34'19''$  East a distance of 65.97 feet;  
thence North  $65^{\circ}50'31''$  East a distance of 238.62 feet to said South line of the North 40.00 feet of Tract 78;  
thence South  $89^{\circ}37'43''$  East a distance of 344.39 feet along said South line to the true point of beginning.

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3. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: September 9, 1997  
Auditor's No.: 9709090114, records of Skagit County, WA  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: September 9, 1997  
Auditor's No.: 9709090115, records of Skagit County, WA  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, grants by instrument  
Recorded: December 1, 1997  
Auditor's No.: 9712010013, records of Skagit County, WA  
In favor of: Public Utility District No. 1 of Skagit County, WA  
For: Water pipeline
6. Easement provisions contained on the face of said plat, as follows:

**EASEMENTS**

An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the private roadways and utilities easements shown hereon, and along the routes of the as built or yet to be built utility alignments in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the condominium and other property as may be developed in association with expansions to this condominium, together with the right to enter upon the units (Lots) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the condominium by the exercise of rights and privileges herein granted.

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7. Private roadway note as delineated on the face of plat as follows:

**PRIVATE ROADWAY NOTE**

All road rights-of-way shown hereon, Sinclair Way, Cypress Court, and Fidalgo Drive (including the access roadway to the West) are private and are to be maintained by the Condominium Association, (Common Elements). The road rights-of-way shown hereon are subject to the future development rights with respect to Future Phases as well as any additional development rights which may be done within the bounds of the property described hereon which may not be a part of the condominium.

8. Notes delineated on the face of the plat as follows:

A. All units include the existing building, or building to be built, as referenced in the Declaration, together with the surrounding land shown hereon. The vertical limits of each unit extend from an elevation of 20.0 feet NGVD'29 (Mean Sea Level) up to and elevation of 100.0 feet NGVD'29.

B. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, and other instruments of record including, but not limited to those mentioned on that certain title report described in Note 2 above. Said report includes documents includes documents recorded under Skagit County Auditor's File Numbers 9707150088; 9511170069; and 9610160021, records of Skagit County, Washington.

C. Utility locations are per field locations and/or design location. Locations are representational only, utility companies should be contacted to verify specific locations.

9. Terms, covenants, conditions, easements, and restrictions AND liability for assessments contained in Declaration of Condominium for said condominium, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

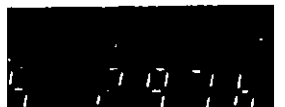
Recorded: February 5, 1998

Auditor's No.: 9802050054, records of Skagit County, WA

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10. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion a Common Elements insured herein AND/OR to encumber any portion of said real property.
11. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
12. Agreement, including the terms and conditions thereof, entered into  
By: Public Utility District No. 1 of Skagit County  
And between: Homestead Northwest Inc.  
Recorded: September 23, 1998  
Auditor's No.: 9809230032, records of Skagit County, WA  
Providing: Irrigation water service to the Plat of Cascade View  
(The Cedars)

- END OF SCHEDULE B-001 -

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