



200603080142  
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name: Karen Wilson  
Address: 1062 Cypress Court  
City, State, Zip: Burlington, Washington 98233

Filed for Record at Request of:

Rainier Title

Escrow Number: 390746

LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

120037-5

Grantor(s): Linda C Kyle and Jill C Stroope and Deborah Davidson  
Grantee(s): Karen Wilson  
Abbreviated Legal: Lot 28, Cedars Condo (2nd Amend.)  
Additional Legal(s) on page: 1  
Assessor's Tax Parcel Number(s): 4705-000-028-0000

**THE GRANTOR(S)** Linda C Kyle, Jill C Stroope and Deborah Davidson, each as to an undivided 1/3 interest and presumptively subject to the community interest of their respective spouses, if any For and in consideration of Ten Dollars and Other Good and Valuable Consideration In hand paid, conveys, and warrants to Karen Wilson, a single person The following described real estate, situated in the County of Skagit, State of Washington:

Unit 28, "THE CEDARS, A CONDOMINIUM, ACCORDING TO SECOND AMENDED DECLARATION" thereof recorded July 13, 1999, under Auditor's File No. 9907130111, records of Skagit County, Washington and Second Amended Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 81 through 85, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**SUBJECT TO:** See attached Exhibit A, which is made a part hereof by this reference.

Dated this the 6th day of March, 2006

Linda C Kyle by Deborah Davidson  
Linda C Kyle  
attorney in fact  
Deborah Davidson

Deborah Davidson

Jill C Stroope by Deborah Davidson  
Jill C Stroope  
attorney in fact  
#10661  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Notary Acknowledgment

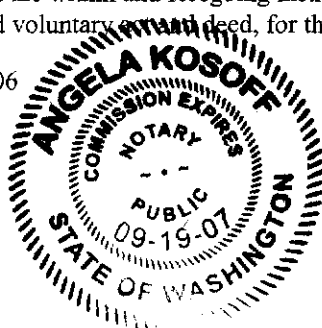
MAR 08 2006

State of Washington }  
County of King }

Amount Paid \$ 3714.30  
By Deputy  
Skagit Co. Treasurer

On this day personally appeared before me Deborah Davidson to me known to be the individual (s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary deed, for the uses and purposes therein mentioned.

Dated: March 6, 2006



Angela D. Kosoff  
Notary Public in and for the State of Washington  
Residing at: Federal Way, WA  
My appointment expires: September 19, 2007

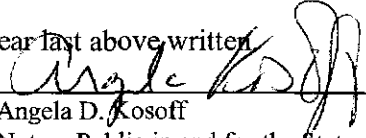
LPB-10 7/97

Notary Acknowledgment

State of Washington }  
County of King }

On this 6 day of March 2006, before me personally appeared <sup>Debbie</sup>~~Deborah~~ Davidson, to me known to be the individual described in and who executed the forgoing instrument for him/herself and as Attorney in Fact for Jill C. Stroope, and acknowledged that he/she signed and sealed the same as his/her free and voluntary act and deed, for him/herself and also as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Jill C. Stroope is now living and is not incompetent.

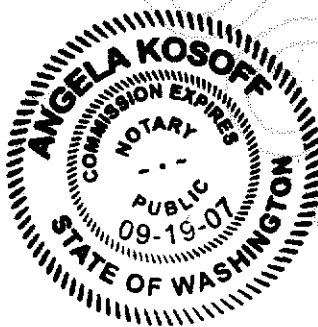
Given under my hand and official seal the day and year last above written

  
Angela D. Kosoff

Notary Public in and for the State of Washington

Residing at: Federal Way, WA

My appointment expires: September 19, 2007



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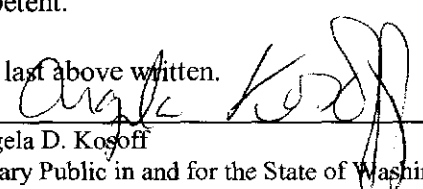
6 3:49PM

Notary Acknowledgment

State of Washington }  
County of King }

On this 6 day of March 2006, before me personally appeared <sup>Debbie</sup>~~Deborah~~ Davidson to me known to be the individual described in and who executed the forgoing instrument for him/herself and as Attorney in Fact for Linda C Kyle, and acknowledged that he/she signed and sealed the same as his/her free and voluntary act and deed, for him/herself and also as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Linda C. Kyle is now living and is not incompetent.

Given under my hand and official seal the day and year last above written.

  
\_\_\_\_\_  
Angela D. Kosoff  
Notary Public in and for the State of Washington  
Residing at: Federal Way, WA  
My appointment expires: September 19, 2007



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**EXHIBIT A**

Subject to:

**Schedule "B-1"**

**120037-S**

**EXCEPTIONS:**

**A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: John H. Owen, a single person and/or his  
successors or assigns  
Purpose: Ingress, egress and utilities  
Area Affected: Fidalgo Drive  
Dated: Not disclosed  
Recorded: November 17, 1995  
Auditor's No.: 9511170069

**B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: City of Burlington  
Purpose: Drainage  
Recorded: October 16, 1996  
Auditor's No.: 9610160021  
Area Affected:

That portion of the East ½ of Tract 78 and the East ½ of the West ½ of Tract 78, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat 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°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°39'17" West, through a central angle of 88°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°03'29", an arc distance of 22.95 feet to a point of tangency;  
thence South 68°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°36'15" an arc distance of 211.14 feet to a point of tangency;  
thence North 78°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°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°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°37'43" West a distance of 373.94 feet along said North line to the Northwest corner  
of said East ½ of the West ½ of Tract 78;  
thence South 00°25'41" East a distance of 140.00 feet along the West line of said East ½ of the West  
½ of Tract 78;  
thence North 89°34'19" East a distance of 65.97 feet;  
thence North 65°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°37'43" East a distance of 344.39 feet along said South line to the true point of  
beginning.



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**EXHIBIT A**

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**C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County,  
Washington, a Municipal Corporation  
Purpose: A water line  
Area Affected: As described therein  
Dated: November 21, 1997  
Recorded: December 1, 1997  
Auditor's No.: 9712010013

**D. AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Executed By: Homestead NW Dev. Co.  
Recorded: February 5, 1998  
Auditor's No.: 9802050054

**FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Recorded: August 16, 1999  
Auditor's No.: 199908160158

**SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Recorded: July 13, 1999  
Auditor's No.: 9907130112

**THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Recorded: September 17, 1999  
Auditor's No.: 199909170116

**FOURTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Recorded: August 24, 2000  
Auditor's No.: 200008240077

**FIFTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Recorded: October 23, 2000  
Auditor's No.: 200210230125



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**EXHIBIT A**

Subject to:

**Schedule "B-1"**

**120037-S**

E. Easement shown on face of Plat, as follows:

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 condominiums 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.

**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.



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