

AFTER RECORDING MAIL TO:

Name Peoples Bank

Address PO Box 233

City, State, Zip Lynden, WA 98264

Filed for Record at Request of:  
CHICAGO TITLE IC39597



200607210143  
Skagit County Auditor

7/21/2006 Page 1 of 6 11:49AM

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia A. Hawes, as her separate estate

for and in consideration of Ten Dollars (\$10.00) and other valuable consideration

in hand paid, conveys, and warrants to Shirley A. McFarland, an unmarried individual

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

Unit 38, THE CEDARS, A CONDOMINIUM, according to Declaration thereof recorded August 24, 2000, under Auditor's File No. 200008240077 and the Sixth Amendment to the Amended and Restated Declaration recorded February 20, 2003 under auditor's File No. 200302200070, 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. Situated in Skagit County, Washington.

**ABBREVIATED LEGAL DESCRIPTION:** Lot 38, THE CEDARS, A CONDOMINIUM

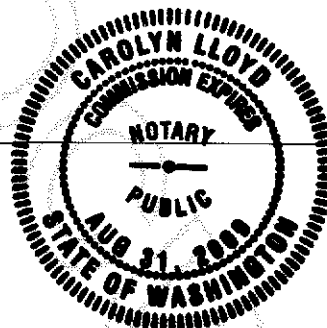
Assessor's Property Tax Parcel/Account Number: 4705-000-038-0000 (P112599)

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Schedule "B-001" which is attached hereto and made a part hereof.

**Skagit County Right to Farm Ordinance, as follows:** Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: July 12, 2006

Patricia A. Hawes  
Patricia A. Hawes



STATE OF WASHINGTON )

COUNTY OF SKAGIT )-ss

I certify that I know or have satisfactory evidence that Patricia A. Hawes

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-14-06

Carolyn Lloyd  
Notary Public in and for the state of WASHINGTON

My appointment expires: 8-31-09

# 3691  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 21 2006

Amount Paid \$ 3,387.00  
By [Signature] Skagit Co. Treasurer  
Deputy

LPB-10(i) 7/97

## SCHEDULE B-001

1. Easement, including the terms and conditions thereof, reserved by instrument(s);  
 Recorded: November 17, 1995  
 Auditor's No(s): 9511170069, records of Skagit County, Washington  
 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, Washington  
 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°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 Half of the West Half of Tract 78;  
 thence South 00°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°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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200607210143  
 Skagit County Auditor

7/21/2006 Page

2 of

6 11:49AM

SCHEDULE B-001

Page 2

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s): 9709090114, records of Skagit County, Washington  
In favor of:  
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s): 9709090115, records of Skagit County, Washington  
In favor of:  
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 1, 1997  
Auditor's No(s): 9712010013, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, WA  
For: Water pipeline

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

6. Easement provisions contained on the face of said 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 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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200607210143  
Skagit County Auditor

SCHEDULE B-001

Page 3

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 29, 1999  
Auditor's No(s): 199911010143, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline
8. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 2000  
Auditor's No.: 200006290057, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
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.
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 11, 2000  
Auditor's No(s): 200008110019, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Water pipeline
10. Private roadway note as delineated on the face of said plat, as follows:  
  
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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PAH



200607210143  
Skagit County Auditor

7/21/2006 Page

4 of

6 11:49AM

SCHEDULE B-001

Page 4

11. Notes delineated on the face of said 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 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.

12. Notes as disclosed on the face of said plat, as follows:

- A. No unit corners were set as a part of this condominium.
- B. 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 an elevation of 100.0 feet NGVD'29.
- C. Utility locations are shown on the recorded plan of First Amendment to The Cedars, a condominium, as referenced in Note 6 above. Said plan shows the storm water detention pond, said pond encroaches into the unit boundaries. The pond is to be reshaped in the future phases to accommodate for any loss of volume caused by construction within the units of this second amendment.

13. Easement delineated on the face of said plat;

For: Ingress, egress and utilities  
Affects: The North 12 feet of said premises

14. Agreement, including the terms and conditions thereof; entered into;

By: Public Utility District #1  
And Between: Homestead Northwest, Inc.  
Recorded: September 23, 1998  
Auditor's No.: 9809230032, records of Skagit County, Washington  
Providing: Irrigation water service

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200607210143

Skagit County Auditor

SCHEDULE B-001

Page 5

15. Terms, covenants, conditions, easements, and restrictions **And** liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;

Recorded: February 5, 1998

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

NOTE: Amends and restates that instrument recorded under Auditor's File No. 9712080065, records of Skagit County, Washington.

**And in Amendments thereto**

Recorded: July 13, 1999, August 16, 1999, September 17, 1999, August 24, 2000 and February 20, 2003

Auditor's No.: 9907130112, 199908160158, 199909170116, 200008240077 and 200302200070, records of Skagit County, Washington

16. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein **AND/OR** to encumber any portion of said real property.
17. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

- END OF SCHEDULE B-001 -

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200607210143  
Skagit County Auditor

7/21/2006 Page

6 of

6 11:49AM