



200807150059
Skagit County Auditor

7/15/2008 Page 1 of 6 1:29PM

When recorded return to:

Anthony W. Bonacci
1021 Sinclair Way
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B95095

Statutory Warranty Deed

895095-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Shirley A. McFarland, an unmarried woman, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Anthony W. Bonacci**, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 38, "THE CEDARS, A CONDOMINIUM"

Tax Parcel Number(s): P112599, 4705-000-038-0000

Unit 38, "THE CEDARS, A CONDOMINIUM", according to Declaration thereof recorded August 24, 2000, under Auditor's File No. 200008240077 and the Seventh Amendment to the Amended and Restated Declaration recorded October 17, 2006 under Auditor's File No. 200610170109, 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.

SUBJECT TO covenants, conditions, restrictions, and easements as set forth in Schedule B-1, attached hereto and made a part hereof, comprised of 5 pages.

Dated 7/15/08

Shirley McFarland
Shirley McFarland

2303
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

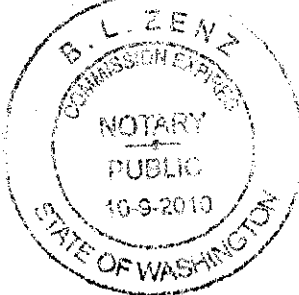
JUL 15 2008

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shirley A. McFarland, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-7-08



B. L. Zenz
Notary Public in and for the State of
Residing at Sedro Woolley,
My appointment expires: 10/09/2010

Washington

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: John H. Owen and/or his successors or assigns
Dated: April 3, 1995
Recorded: November 17, 1995
Auditor's No: 95111700069
Purpose: A non-exclusive easement for ingress, egress and utilities
Area Affected: Entire plat/condominium

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington
Dated: September 30, 1996
Recorded: October 16, 1996
Auditor's No: 9610160021
Purpose: For drainage purposes and for the purpose of reconstructing, replacing, repairing and maintaining, and operating said facilities and all necessary connections and appurtenances thereto, together with the right of ingress thereto and egress therefrom for the purpose of enjoying the easement
Area Affected: Entire plat/condominium

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 27, 1997
Recorded: September 9, 1997
Auditor's No: 9709090114
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Entire plat/condominium

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 27, 1997
Recorded: September 9, 1997
Auditor's No: 9709090115
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Entire plat/condominium



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
Municipal Corporation
Dated: November 21, 1997
Recorded: December 1, 1997
Auditor's No: 9712010013
Purpose: Construction and maintenance of a water line, lines or related
facilities, including the right to construct, operate, maintain,
inspect, improve, remove, restore, alter, replace, relocate,
connect to and locate at any time a pipe or pipes, line or lines or
related facilities, along with necessary appurtenances for the
transportation of water over, across and along
Area Affected: Entire plat/condominium

F. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

G. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.

H. DECLARATION REFERENCE CONTAINED IN SAID PLAT:

Terms and conditions contained in the Condominium Declaration prepared pursuant to the Washington Condominium Act for the condominium to which this Survey and set of Plans refer, was recorded with the Auditor of Skagit County, Washington, on December 8, 1997, under Auditor's File No. 9712080065, in Volume 1740 of O/R at Pages 557, records of Skagit County, Washington.

I. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of "The Cedars, a Condominium" or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

J. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Homestead Northwest, Inc.
Dated: April 29, 1998
Recorded: September 23, 1998
Auditor's No: 9809230032
Regarding: Irrigation Water Service Agreement

K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
municipal corporation
Dated: October 29, 1999
Recorded: November 1, 1999
Auditor's No: 199911010143
Purpose: The perpetual right, privilege and authority enabling the District
to do all things necessary or proper in the construction and
maintenance of a water line, lines or related facilities
Area Affected: Portion of Tract 78 and Tract 81 "Plat of Burlington Acreage
Property"



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L. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: June 16, 2000
Recorded: June 29, 2000
Auditor's No.: 200006290057
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Location:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: 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.

Easement No. 3: All areas located within a 10 (ten) foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driving surfaces shall be located within a 5 (five) foot perimeter of all ground mounted or semi-buried manholes.

M. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation.
Dated: August 9, 2000
Recorded: August 11, 2000
Auditor's No.: 200008110019
Purpose: The perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities
Area Affected: Tract 78 and Tract 81 "Plat of Burlington Acreage Property"

N. Any question regarding common access, or ingress, egress and utility easement rights based upon a lack of representation of said matters on the face of said Plat/Condominium:

Plat/Condominium: "The Cedars, a Condominium"
Recorded: December 8, 1997
Auditor's No.: 9712080064



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O. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 4, 1998
Recorded: February 5, 1998
Auditor's No: 9802050054
Executed by: Homestead NW Dev. Co., James A. Wynstra, President

Amended and restated of instrument recorded under Auditor's File No. 9712080065.

Said covenants were further amended by those instruments recorded under Skagit County Auditor's File Nos. 199908160158, 200210230125, 200302200070 and 200610170109.

P. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: First Amendment to the Cedars, a Condominium
Recorded: February 5, 1998
Auditor's No: 9802050053

Said matters include but are not limited to the following:

1. 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.
2. 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 and 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.
3. "...hereby declares this Survey Map and dedicate the same for condominium purposes. This Survey Map and Plans and any portion thereof shall be restricted by the terms of the Condominium Declaration filed contemporaneously herewith..."
4. 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 from an elevation of 20.0 feet NGVD'29 (Mean Sea Level) up to an elevation of 100.0 feet NGVD'29.
5. Utility locations are per field locations and/or design location. Locations are representational only; utility companies should be contacted to verify specific locations.
6. A 24-foot easement for ingress, egress and utilities affecting Lots 35 - 50.
7. Common areas.
8. Fenceline locations.
9. Storm water detention pond location.



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Q. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc., its successors and assigns
Dated: March 1, 2003
Recorded: May 23, 2003
Auditor's No.: 200305230172
Purpose: "...easement...and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system..."
Area Affected: Clubhouse



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