

AFTER RECORDING MAIL TO:

John H. Steele  
1002 Cypress Court  
Burlington, WA 98233



200809300107  
Skagit County Auditor

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POOR ORIGINAL

## STATUTORY WARRANTY DEED

Escrow No. 080228  
Title Order No. IC 46569

THE GRANTOR(S) Evelyn T. Rogers, as her separate estate  
for and in consideration of Ten Dollars and other good and valuable consideration  
in hand paid, conveys, and warrants to John H. Steele, a single person  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 34, 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  
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.

Abbreviated Legal: (Required is full legal not inserted above) Unit 34, The Cedars Condo

Tax Parcel Number(s): P112595

Subject to covenants, condittions and restrictions as described on attached exhibit A and by this  
reference made a part hereof

Dated: September 20, 2008

Evelyn T Rogers  
Evelyn T. Rogers

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 30 2008  
3204

STATE OF Washington

COUNTY OF Skagit

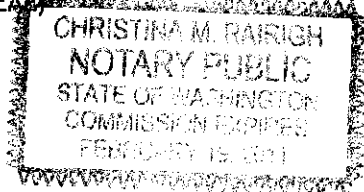
I, Christina M. Rainigh a Notary Public of the County and State first above written, do hereby  
certify that Evelyn T. Rogers personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2008.

Christina M. Rainigh  
Notary Public

My Commission Expires: 2/19/2011

(SEAL)



Amount Paid \$ 4455.00  
Skagit Co. Treasurer  
By YK Am Deputy

SUBJECT TOS: 1 of 6

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

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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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: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

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: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

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.

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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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

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 29, 2000 and September 11, 2001

Auditor's No.: 200006290057 and 200109110082, 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.

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

Easement delineated on the face of said plat;

For: Utilities

Affects: 10 feet adjacent to all streets

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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Easement delineated on the face of said Survey;  
For: Water pipeline  
Affects: The Easterly 20 feet of said premises

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.

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.



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Storm water detention pond as delineated on the map and of the Second Amendment of the Cedars.

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

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; October 23, 2002, February 20, 2003, and October 17, 2006  
Auditor's No.: 9907130112, 199908160158, 199909170116; 200008240077; 200210230125, 200302200070, and 200610170109, records of Skagit County, Washington

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.

Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 13, 2001  
Auditor's No(s): 200112130003, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline



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Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 16, 2002

Auditor's No(s): 200203270001, records of Skagit County, Washington

In favor of: TCI Cablevision

For: Utilities

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

By: Public Utility District No. 1

And Between: Homestead NW Dev. Co.

Recorded: July 17, 2002

Auditor's No. 200207170008, records of Skagit County, Washington



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