

When recorded return to:

Emily A. Dickman  
1129 Lopez Lane  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number B95686



200811100133

Skagit County Auditor

11/10/2008 Page 1 of 7 1:43PM

**Statutory Warranty Deed**

**B95686**

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Roger D. Cartland and Richard Hook, personal representatives for the Estate of Betty Jean Hook, deceased, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Emily A. Dickman, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Unit 99, "THE CEDARS, A CONDOMINIUM"

Tax Parcel Number(s): P117158, 4759-000-099-0000

Unit 99, "THE CEDARS, A CONDOMINIUM", according to Amended Declaration thereof recorded October 23, 2002, under Auditor's File No. 200210230125, records of Skagit County, Washington, and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200008240076, 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.

Dated 10-23-08

Roger D. Cartland and Richard Hook, personal representatives for the Estate of Betty Jean Hook, deceased

Roger D. Cartland  
By Roger D. Cartland, Personal Representative

Richard D Hook Personal Representative Betty Jean Hook Estate  
By: Richard Hook, Personal Representative

3701  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 10 2008

STATE OF Washington  
COUNTY OF Skagit

Amount Paid \$ 3938.80  
By RP Skagit Co. Treasurer Deputy

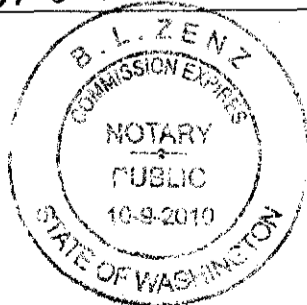
I certify that I know or have satisfactory evidence that ROGER D. CARTLAND

is is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated HIS

Personal Representative of The Estate of Betty Jean Hook, deceased

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-5-08

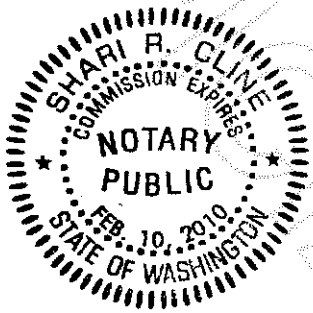


B. L. Zenz  
Notary Public in and for the State of WA  
Residing at Sedro Woolley  
My appointment expires: 10-9-10

State of Washington )  
County of Pierce )

I certify that I know or have satisfactory evidence that RICHARD HOOK  
is the person who appeared before me, and said person acknowledges that he/she signed  
this instrument, on oath stated that he/she was authorized to execute the instrument and  
acknowledges it as the Personal Representative of The Estate of Betty Jean Hook,  
deceased        to be the free and voluntary act of such party for the uses and purposes  
mentioned in the instrument.

Dated: Nov 3, 2008



Shari Cline

Notary Public in and for the State of Washington  
Residing at Tacoma  
My appointment expires: 2.10.2010



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Escrow No.: B95686

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Unit 99, "THE CEDARS, A CONDOMINIUM", according to Amended Declaration thereof recorded October 23, 2002, under Auditor's File No. 200210230125, records of Skagit County, Washington, and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200008240076, records of Skagit County, Washington.



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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: John H. Owen, a single person and/or his successors or assigns  
Recorded: November 17, 1995  
Auditor's No: 9511170069  
Purpose: Ingress, egress and utilities  
Area Affected: Fidalgo Drive

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: Common area of 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: Common area of 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: Common area of entire plat/condominium



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E. 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

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

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 further amended by those instruments recorded under Skagit County Auditor's File Nos. 9907130112, 199908160158, 199909170116, 200008240077, 200210230125, 200302200070 and 200610170109.

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

Plat/Subdivision Name: Fourth Amendment to the Cedars, a Condominium  
Recorded: August 24, 2000  
Auditor's No: 200008240076

Said matters include but are not limited to the following:

1. All units included 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 extends from an elevation of 20 0 feet NGVD '29 (Mean Sea Level) up to an elevation of 100 0 feet NGVD '29.

2. Utility locations are shown on the recorded plan of FIRST AMENDMENT TO THE CEDARS, A CONDOMINIUM and the SECOND AMENDMENT TO THE CEDARS, A CONDOMINIUM, as referenced above. Said plan shows the storm water detention pond and said pond encroaches in 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 the First and Second Amendment.

3. An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1 of Skagit County, 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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4. All road rights-of-way shown hereon, Sinclair Way, Cypress Court, Lopez Lane 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.

This plan is an amendment to that certain document recorded in Volume 16 of Plats, pages 198-208, records of Skagit County, Washington and reflects additional information with respect to lots, access easements, common elements, modified future phasing and vertical unit limits.

5. The under signed owner in fee simple, "Declarant", 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, this dedication is not for any other use than to meet the requirements of the Washington Condominium Act for a survey and plans to submit the property to the Act as provided in the Declaration.

6. Drainage easement affecting lots 94, 95, 97, 98, 101, 102, 107, 108 and 111

H. 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.

I. 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.

J. 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.

K. 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.

L. 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:	Common Areas and Various Lots



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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: Common Areas and Various Lots

N. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE  
AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 16, 2000  
Recorded: June 29, 2000  
Auditor's No: 200006290057

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) feet perimeter of the exterior surface of all ground  
mounted vaults and transformers.

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



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