

When recorded return to:
Patricia Gaspard
1026 Sinclair Way
Burlington, WA 98233



201103170109

Skagit County Auditor

3/17/2011 Page 1 of 6 3:32PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012799

STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell W. Baker Sr. and Faetta B. Baker, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Patricia Gaspard, a single person, as her separate estate

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

Unit 37, THE CEDARS, a Condominium, according to the Amended Declaration thereof recorded
February 5, 1998, under Auditor's File No. 9802050054, and any amendments thereto, records of
Skagit County, Washington and amended Survey Map and Plans thereof recorded in Volume 16 of
Plats, Pages 214 through 219, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P112598, 4705-000-037-0000

Subject to: Covenants, conditions, restrictions and easements of record.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 14, 2011

Russell W. Baker Sr.

Faetta B. Baker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
\$ 1759

MAR 17 2011

Amount Paid \$ 2497.
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that ROSSER W. BAKER SR. AND FAETTA B. BAKER 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: March 14 2011

Marcie K. Paleck
Name: MARCIE K. PALECK

Notary Public in and for the State of Washington,
Residing at: Mount Vernon, WA

My appointment expires: October 15 2012



EXHIBIT "A"
Exceptions

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.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1997
Auditor's No.: 9709090114, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
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;
Recorded: September 9, 1997
Auditor's No.: 9709090115, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
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



EXHIBIT "A" Exceptions

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.

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 delineated on the face of said Survey;
For: Ingress, egress and utilities
Affects: The South 12 feet of said premises

9. Easement, including the terms and conditions thereof, conveyed by instrument;
Recorded: August 11, 2000
Auditor's No.: 200008110019, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water lines and appurtenances

10. Private roadway note as delineated on the face of 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.

11. Notes delineated on the face of The Cedars, a Condominium, as follows:

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.

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.

Utility locations are per field locations and/or design location. Locations are representational only, utility companies should be contacted to verify specific locations.



EXHIBIT "A"
Exceptions

12. 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
13. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion a Common Elements insured herein AND/OR to encumber any portion of said real property.
14. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
15. Terms, covenants, conditions, easements and restrictions AND liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: February 5, 1998
Auditor's File No.: 9802050054, records of Skagit County, Washington
- Amended by instrument(s):
Recorded: July 13, 1999, August 16, 1999, September 17, 1999, August 24, 2000, October 23, 2002, February 20, 2003, October 17, 2006 and May 11, 2010
Auditor's No(s): 9907130112, 199908160158, 199909170116, 200008240077, 200210230125, 200302200070, 200610170109 and 201005110027, records of Skagit County, Washington
16. Agreement, including the terms and conditions thereof, entered into;
By: Public Utility District No. 1 of Skagit County
And Between: Homestead Northwest Development Company
Recorded: July 17, 2002
Auditor's No. 200207170008, records of Skagit County, Washington
Providing: Irrigation Water Service
17. Agreement, including the terms and conditions thereof, entered into;
By: MDU Broadband Services Agreement
And Between: Homestead Development N.W. Inc.
Recorded: March 27, 2002
Auditor's No. 200203270001, records of Skagit County, Washington
Providing: Cable TV
18. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 13, 2001
Auditor's No(s): 200112130003, records of Skagit County, Washington
In favor of: Homestead NW Dev. Co.
For: Water pipeline
19. City, county or local improvement district assessments, if any.

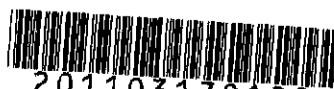


EXHIBIT "A"
Exceptions

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201103170109
Skagit County Auditor