

When recorded return to:  
Douglas Sandberg and Tearesa Sandberg  
1099 Fidalgo Drive  
Burlington, WA. 98233



201106080036  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

CHICAGO TITLE  
620013187

Escrow No.: 620013187

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia B Church, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Douglas L. Sandberg and Tearesa L. Sandberg, husband and  
wife

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

Unit 17, THE CEDARS, A CONDOMINIUM, according to the Declaration thereof recorded  
February 2, 1998, under Auditor's File No. 9802050054, records of Skagit County,  
Washington, and any amendments thereto, 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.

Tax Parcel Number(s): P112578, 4705-000-017-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule "B", Special Exceptions, Chicago Title Insurance Company Order 620013187, and Skagit  
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 31, 2011

*Patricia B Church*  
*by Donna J. Clausen, her attorney in fact*

Patricia B Church

By: Donna J. Clausen, her Attorney in Fact

1194  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

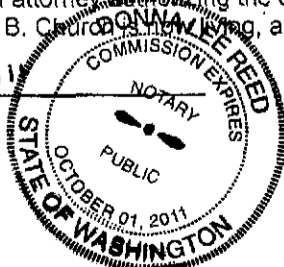
JUN 08 2011

Amount Paid \$ 3111.10  
Skagit Co. Treasurer  
By MF Deputy

STATE OF WASHINGTON  
COUNTY OF Snohomish

On this 1st day of June, 2011, before me personally appeared  
Donna J. Clausen, who executed the within instrument as Attorney in Fact for Patricia B. Church and  
acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as  
attorney in fact for Patricia B. church for the uses and purposes therein mentioned, and on oath stated  
that the power of attorney authorizing the execution of this instrument has not been revoked and that  
the said Patricia B. Church is not incompetent, and is not incompetent.

Date: 6/1/11



*Donna Lee Reed*  
Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at Marysville  
My Commission expires: 10/1/2011

## SCHEDULE "B"

### SPECIAL 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
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: 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.
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: 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
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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on FIRST AMENDMENT TO THE CEDARS:  
  
Recording No: 9802050053
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



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## SCHEDULE "B"

8. 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.

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. 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

11. 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, October 17, 2006 and May 11, 2010.  
Auditor's No.: 9907130112, 199908160158, 199909170116; 200008240077; 200210230125,  
200302200070, 200610170109, and 201005110027 records of Skagit County, Washington

12. 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.
13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
14. 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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## SCHEDULE "B"

15. 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
16. 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
17. Reservation contained in deed:  
  
Recording Date: February 16, 2001  
Recording No.: 200102160043  
Regarding: Skagit County Right to Farm Ordinance
18. Assessments, if any, levied by City of Burlington.
19. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

## 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.



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