



201308090054

When recorded return to:
Alfred Lee and Herta Lee
4244 Wintergreen Circle Unit 370
Bellingham, WA 98226

Skagit County Auditor \$76.00
8/9/2013 Page 1 of 5 8:48AM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019486

CHICAGO TITLE
620019486

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald E. Bennett, an unmarried man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alfred Lee and Herta Lee, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 81, FORTH AMENDMENT TO THE CEDARS, A CONDOMINIUM, according to Amended
Declaration thereof recorded August 24, 2000, under Auditor's File No. 200008240077, records of
Skagit County, Washington, and Amended Survey Map and Plans thereof recorded under
Auditor's File No. 200008240076, records of Skagit County, Washington, and any further
amendments thereto.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P117140, 4759-000-081-0000

Subject to:

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

Dated: August 6, 2013

Ronald E. Bennett

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133107
AUG 09 2013

Amount Paid \$ 2710.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
county Skagit of Skagit

I certify that I know or have satisfactory evidence that

Ronald E. Bennett

(s) are the person(s) who appeared before me, and said person(s) acknowledged that (he) signed this of instrument and acknowledged it to be (his) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 8, 2013

Kathryn A. Vierling

Name: Kathryn A. Vierling

Notary Public in and for the State of WA

Residing at: STANWOOD, WA

My appointment expires: 9-01-2014

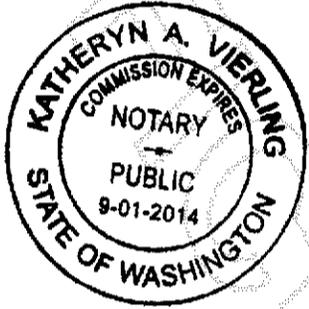


EXHIBIT "A"
Exceptions

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

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 **FOURTH AMENDMENT TO THE CEDARS:**

Recording No: 200008240076

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, 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



EXHIBIT "A"

Exceptions (continued)

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
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. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by City of Burlington.



EXHIBIT "A"

Exceptions (continued)

19. Assessments, if any, levied by The Cedars Condominium Owner's Association.

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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