

**When recorded return to:**

James A. Martin  
1054 Sinclair Way  
Burlington, WA 98233



201309200080

Skagit County Auditor

\$76.00

9/20/2013 Page

1 of

5 3:33PM

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019785

**CHICAGO TITLE**

**620019785**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Roger A. Maley, as Trustee of the Maley Revocable Living Trust, dated March 26, 2008

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to James A. Martin, an unmarried person

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

Unit 45, 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.

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

Tax Parcel Number(s): P112606 / 4705-000-045-0000

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

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

Dated: September 6, 2013

Maley Revocable Living Trust

BY: Roger A. Maley TRUSTEE  
Roger A. Maley, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20133859

SEP 20 2013

Amount Paid \$ 2,021.74  
Skagit Co. Treasurer  
By [Signature] Deputy

# STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County CLALLAM of CLALLAM

I certify that I know or have satisfactory evidence that Roger A. Maley

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Maley Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept 20, 2013

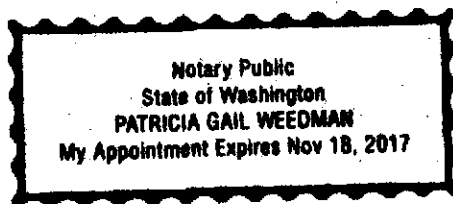
Patricia Gail Weedman

Name: PATRICIA GAIL WEEDMAN

Notary Public in and for the State of WASHINGTON

Residing at: PORT TOWNSEND, WA

My appointment expires: NOV. 18, 2017



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**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 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
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.



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## EXHIBIT "A"

### Exceptions (continued)

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
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. Notice contained in deed



## EXHIBIT "A"

Exceptions  
(continued)

Recording Date: May 13, 2008  
Recording No.: 200805130114  
Regarding: Skagit County Right to Farm Ordinance

18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by The Cedars Condominium Owner's Association.
20. Assessments, if any, levied by City of Burlington.



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