

When recorded return to:
Gail Hughes
712 Cascade Palms Court
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 106336



201401310099

Skagit County Auditor

\$75.00

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Statutory Warranty Deed

¹⁰⁶³³⁶⁻¹
GUARDIAN NORTHWEST TITLE CO. *

THE GRANTOR Dillard Candler, Trustee of The Fred Candler and Dillard Candler Initiative Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Gail Hughes, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

* date June 18 2013

Unit 712 Building 6 Cascade Palms Condo-East 1/2 of Phase 3

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P119783, 4903-000-712-0000

Dated

1-31-14

The Fred Candler and Dillard Candler Initiative Trust

Dillard H Candler

By: Dillard Candler, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014342

JAN 31 2014

Amount Paid \$ 2,141.00
Skagit Co. Treasurer
By nam Deputy

STATE OF Washington

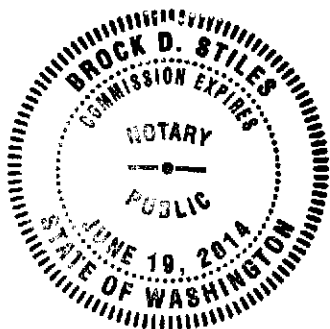
COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Dillard Candler is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Trustee of The Fred Candler and Dillard Candler Initiative Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

1-31-14



Brock D Stiles
Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires:

Sedro Woolley
6-19-14

EXHIBIT A

Unit 712, Building 6, "CASCADE PALMS CONDOMINIUM – EAST 1/2 OF PHASE 3", as per Survey Map and Set of Plans recorded August 28, 2006, under Auditor's File No. 200608280229 and as described in that certain Condominium Declaration recorded November 3, 2003, under Auditor's File No. 200311030251; First Amendment to said Declaration recorded August 8, 2005 under Auditor's File No. 200508080174; Second Amendment to said Declaration recorded August 28, 2006, under Auditor's File No. 200608280228; Third Amendment to said Declaration recorded June 22, 2007, under Auditor's File No. 200706220126; Fourth Amendment to said Declaration recorded May 5, 2008, under Auditor's File No. 200805050116; Fifth Amendment to said Declaration recorded November 12, 2008, under Auditor's File No. 200811120052; Sixth Amendment to said Declaration recorded August 10, 2010, under Auditor's File No. 201008100046, records of Skagit County, Washington.



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EXHIBIT B

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William A. Stiles, Jr., and Betty M. Stiles, husband and wife and Maxine Breier, as her separate estate
And: Philip Mihelich and Marilyn Mihelich, husband and wife
Dated: March 16, 2001
Recorded: March 23, 2001
Auditor's No.: 200103230145
Regarding: Access Easement and Maintenance and Improvement

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: November 4, 2002
Auditor's No.: 200211040108
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: As constructed

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan 02-973
Recorded: November 12, 2002
Auditor's No.: 200211120149

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Trail Investments LLC
And: William A. Stiles Jr. and Betty M. Stiles, husband and wife, et al
Recorded: November 12, 2002
Auditor's No.: 200211120151
Regarding: Joint Private Utility Maintenance Agreement

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 12, 2002
Auditor's No.: 200211120150
Executed By: William A. Stiles, Jr., et al

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: January 15, 2003
Auditor's No.: 200301150028
Purpose: All things necessary or proper in the construction and maintenance of a water and communication lines or other similar public service related facility
Area Affected: Common areas

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 3, 2003
Auditor's No.: 200311030251

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: August 8, 2005
Auditor's Nos.: 200508080174, 200608280228, 200706220126, 200805050116, 200811120052 and 201008100046

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Sedro Woolley
And: William A. Stiles, Jr., et al
Recorded: December 1, 2003
Auditor's No.: 200312010207
Regarding: ULID 1994-2 Assessments

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Recorded: March 23, 2004
Auditor's No.: 200403230073
Purpose: Broadband communication services
Area Affected: Common areas

J. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 28, 2006
Auditor's No.: 200608280229

K. Any tax, fee, assessments or charges as may be levied by Cascade Palms Owners Association.



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