



201405010051

Skagit County Auditor  
5/1/2014 Page

1 of 4 11:38AM  
\$75.00

**When recorded return to:**  
Robert C. Peacock and Juanita J. Peacock  
1067 Fidalgo Drive  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620021000

**CHICAGO TITLE**  
**620021000**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Arnold James Byron and Mary Jean Byron, 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 Robert C. Peacock and Juanita J. Peacock, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 13, 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): P112574, 4705-000-013-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 62002100, Schedule B, Special Exceptions; and Skagit County Right To  
Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 28, 2014

*Arnold James Byron*  
Arnold James Byron

*Mary Jean Byron*  
Mary Jean Byron

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 1458  
MAY 01 2014**

Amount Paid \$ 2941.00  
Skagit Co. Treasurer  
By *Mum* Deputy

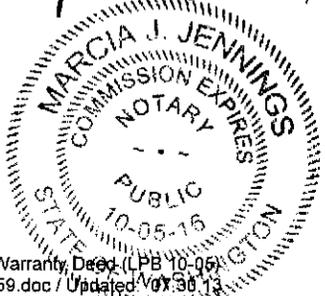
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Arnold James Byron and Mary Jean Byron  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: April 30, 2014

*Marcia J. Jennings*

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/31/2016



## 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



## 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. Skagit County Right to Farm Ordinance, as disclosed in instrument;  
  
Recording Date: December 29, 2000  
Recording No.: 200012290050  
Affects: Unit 13 (said premises)
  
18. Assessments, if any, levied by City of Burlington.
  
19. Assessments, if any, levied by The Cedars Condominium Owner's Association.
  
20. City, county or local improvement district assessments, if any, levied by the City of Burlington.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half 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.

