



**When recorded return to:**  
 Vance L. Ellingson and Janis Ellingson  
 725 Cascade Palms Court #725  
 Sedro-Woolley, WA 98284

Skagit County Auditor \$74.00  
 11/20/2014 Page 1 of 3 1:57PM

Filed for record at the request of:

 **CHICAGO TITLE**  
 COMPANY OF WASHINGTON  
 425 Commercial St  
 Mount Vernon, WA 98273  
 Escrow No.: 620021888

**CHICAGO TITLE**  
 620021888

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Teri A. Lindgren, a single person, as her 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 Vance L. Ellingson and Janis Ellingson, husband and wife  
 the following described real estate, situated in the County of Skagit, State of Washington:

Unit 725, Building 2, CASCADE PALMS CONDOMINIUM PHASE 1, according to the Declaration  
 thereof recorded November 3, 2003 under Auditor's File No. 200311030251, records of Skagit  
 County, Washington and any amendments thereto; and Survey Map and Plans recorded  
 November 3, 2003, under Auditor's File No. 200311030250, records of Skagit County,  
 Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P119768 / 8042-000-004-0100

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 19, 2014

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
 20144394  
 NOV 20 2014

  
 Teri A. Lindgren


Amount Paid \$2,710.<sup>60</sup>  
 Skagit Co. Treasurer  
 By *mm* Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Teri A. Lindgren 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: 11/19/14

  
 Name: DEBORAH K. FLICK  
 Notary Public in and for the State of WA  
 Residing at: Arington WA  
 My appointment expires: 9/19/18

**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 4, 2002  
Auditor's No(s): 200211040108, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: As constructed
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 CASCADE PALMS BINDING SITE PLAN 02-973:  
  
Recording No: 202211120149  
  
Amendment to CASCADE BINDING SITE PLAN NO. 02-973 recorded under Auditor's File No. 201008100048
3. Agreement, including the terms and conditions thereof, entered into;  
By: Trail Investments LLC  
And Between: William A. Stiles Jr. and Betty M. Stiles, husband and wife, et al  
Recorded: November 12, 2002  
Auditor's No. 200211120151, records of Skagit County, Washington  
Providing: Joint Private Utility Maintenance Agreement  
  
Said agreement revised under Auditor's File No. 201008100047.
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 CASCADE PALMS CONDOMINIUMS PHASE 1:  
  
Recording No: 200211120150
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 15, 2003  
Auditor's No(s): 200301150028, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: All things necessary or proper in the construction and maintenance of a water and communication lines or other similar public service related facility
6. 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: November 3, 2003  
Auditor's No.: 200311030251, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: August 8, 2005, August 28, 2006, June 22, 2007, May 5, 2008 November 12, 2008 and August 10, 2010  
Auditor's No(s): 200508080174, 200608280228, 200706220126, 200805050116, 200811120052 and 201008100046 records of Skagit County, Washington
7. Agreement, including the terms and conditions thereof, entered into;  
By: City of Sedro Woolley  
And Between: William A. Stiles, Jr., et al



## EXHIBIT "A"

### Exceptions (continued)

- Recorded: December 1, 2003  
Auditor's No. 200312010207, records of Skagit County, Washington  
Providing: Agreement Regarding ULID 1994-2 Assessments
8. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 23, 2004  
Auditor's No(s): 200403230073, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc.  
For: Broadband communication services
9. Agreement, including the terms and conditions thereof, entered into;  
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 File No: 200103230145, records of Skagit County, Washington  
Regarding: Access easement and maintenance and improvement
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Sedro-Woolley.
12. Assessments, if any, levied by Cascade Palms Owner's Association.
- 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.



201411200043