

When recorded return to:

Charles R. Bumgarner and Jill D. Bumgarner
703 Cascade Palms Court
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023558

CHICAGO TITLE

620023558



201505080101
Skagit County Auditor
5/8/2015 Page

1 of 3 \$74.00
3:41PM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brock D. Stiles, Successor Trustee of the Faye M. Jensen Revocable Living Trust, Member, of the Faye M. Jensen LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Charles R. Bumgarner and Jill D. Bumgarner, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Unit 703, Building 4, CASCADE PALMS CONDOMINIUM PHASE 2, 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 August 8, 2005, under Auditor's File No. 200508080175, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123136 / 8059-000-007-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023558, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: May 6, 2015

Faye M. Jensen LLC

BY:

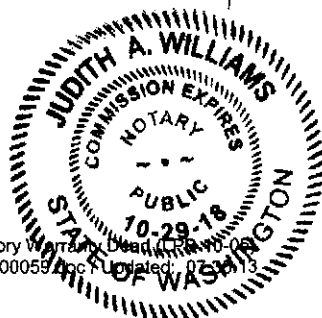
Brock D. Stiles
Brock D. Stiles, Successor Trustee of
the Faye M. Jensen Revocable Living Trust, Member

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Brock D. Stiles is the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Successor Trustee of the Faye M. Jensen Revocable Living Trust, Member of the Faye M. Jensen LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MAY 7, 2015



Judith A. Williams
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/18

Statutory Warranty Deed (FNRV-02150)
WA0000059.doc Replaced: 07/23/13

SCHEDULE "B"

SPECIAL 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
Recorded: December 1, 2003
Auditor's No. 200312010207, records of Skagit County, Washington
Providing: Agreement Regarding ULID 1994-2 Assessments

SCHEDULE "B"

Exceptions (continued)

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. 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 CONDOMINIUM PHASE 2:
Recording No: 200508080175
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Sedro-Woolley.
13. 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.