



201509290024

When recorded return to:
Clarabelle M. Goroski
1192 Fidalgo Drive
Burlington, WA 98233

Skagit County Auditor \$76.00
9/29/2015 Page 1 of 5 11:34AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024894

CHICAGO TITLE
620024894 STATUTORY WARRANTY DEED

THE GRANTOR(S) Joy M Higgins, Trustee of the Joy M Higgins Living Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Clarabelle M. Goroski, an unmarried individual

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

Unit 101, THE CEDARS, A CONDOMINIUM, according to Declaration thereof recorded February 5, 1998 under Auditor's File No. 9802050054, and any amendments thereto, records of Skagit County, Washington, and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200008240076, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117160 / 4759-000-101-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3942

SEP 29 2015

Amount Paid \$ 4063.⁴⁰
Skagit Co. Treasurer
By *ndm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 2, 2015

Joy M. Higgins Living Trust

BY: Joy M. Higgins Trustee
Joy M. Higgins, Trustee

State of Texas
Tarrant County of Williamson

I certify that I know or have satisfactory evidence that Joy M. Higgins, Trustee

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 The Joy M Higgins Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/25/15

Tamie Liane Broad
Name: Tamie Liane Broad
Notary Public in and for the State of Texas
Residing at: AUSTIN TX
My appointment expires: May 16, 2019

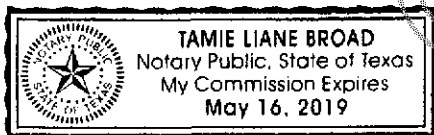


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 17, 1995
Auditor's No.: 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
Affects:

That portion of the East Half of Tract 78 and the East Half of the West Half of Tract 78, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1997
Auditor's No.: 9709090114, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
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;
Recorded: September 9, 1997
Auditor's No.: 9709090115, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
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;
Recorded: December 1, 1997
Auditor's No.: 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 **FOURTH AMENDMENT TO THE CEDARS:**

Recording No: 200008240076

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Water pipeline easement
Recording Date: December 13, 2001
Recording No.: 200112130003

EXHIBIT "A"

**Exceptions
(continued)**

8. MDU Broadband Services Agreement - Grant of Easement, including the terms, covenants and provisions thereof
Recording Date: March 27, 2002
Recording No.: 200203270001
9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 29, 1999
Auditor's No.: 199911010143, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
10. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 29, 2000
Auditor's No.: 200006290057, 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.
11. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 11, 2000
Auditor's No.: 200008110019, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipeline
12. Agreement, including the terms and conditions thereof, entered into;
By: Public Utility District #1
And Between: Homestead Northwest, Inc.
Recorded: September 23, 1998; July 17, 2002
Auditor's No.: 9809230032; 200207170008, records of Skagit County, Washington
Providing: Irrigation water service
13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;
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, May 11, 2010
Auditor's No.: 9907130112, 199908160158, 199909170116 and 200008240077, 200210230124, 200210230125, 200302200070, 200610170109 and 201005110027, records of Skagit County, Washington
14. 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.

EXHIBIT "A"

Exceptions
(continued)

15. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto
16. Dues, charges, and assessments, if any, levied by The Cedars Condominium Owner's Association.
17. Liability to future assessments, if any, levied by the City of Burlington.
18. City, county or local improvement district assessments, if any.

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.