



201511100045

Skagit County Auditor 11/10/2015 Page 1 of 5 12:01PM \$77.00

When recorded return to:  
Phillip Ray Towry and Ritsuko Wright  
P.O. Box 1178  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620025311

**CHICAGO TITLE**  
**620025311 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Roy Frizzell and Alice Frizzell, 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 Phillip Ray Towry and Ritsuko Wright, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 40, 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): P112601 / 4705-000-040-0000

Subject to:

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

Dated: October 28, 2015

\_\_\_\_\_  
Roy Frizzell  
  
\_\_\_\_\_  
Alice Frizzell

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2015 4608  
NOV 10 2015

Amount Paid \$ 2461.40  
Skagit Co. Treasurer  
By *TTB* Deputy

STATUTORY WARRANTY DEED

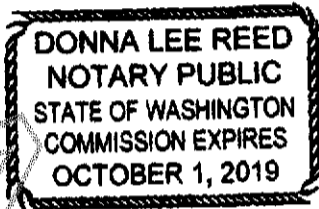
(continued)

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Roy Frizzell and Alice Frizzell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 11/4/15

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, wa  
My appointment expires: 10/1/2019



## EXHIBIT "A"

### 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
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.

## EXHIBIT "A"

Exceptions  
(continued)

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
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. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**

Exceptions  
(continued)

18. Assessments, if any, levied by The Cedars Condominium Owner's Association.
19. Assessments, if any, levied by City of Burlington.