



201512210062

Skagit County Auditor \$78.00
12/21/2015 Page 1 of 6 2:14PM

When recorded return to:
Donald Hanesworth and Jo Ann Hanesworth
P.O. Box 30286
Bellingham, WA 98382

Recorded at the request of:
Guardian Northwest Title
File Number: 109929

Statutory Warranty Deed

109929
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Warren A. Thomas and Nancy C. Thomas, Co-Trustees of the Warren A. Thomas and Nancy C. Thomas Trust, UTD June 27, 2011 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald Hanesworth and Jo Ann Hanesworth, A married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Unit 109, The Cedars, a Condo

Tax Parcel Number(s): P117168, 4759-000-109-0000

Unit 109, THE CEDARS, A CONDOMINIUM, according to Amended Declaration thereof recorded August 24, 2000, under Auditor's File No. 200008240077, 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.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated Dec 16, 2015

Thomas Revocable Living Trust
Warren Thomas
By: Warren Thomas, Trustee

Nancy C Thomas
By: Nancy Thomas, Trustee
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 5127
DEC 21 2015

STATE OF _____ }
COUNTY OF _____ } SS:

Amount Paid \$ 4277.⁰⁰
Skagit Co. Treasurer
By NLM Deputy

I certify that I know or have satisfactory evidence that Warren Thomas and Nancy Thomas is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Trustee Trust of Thomas Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

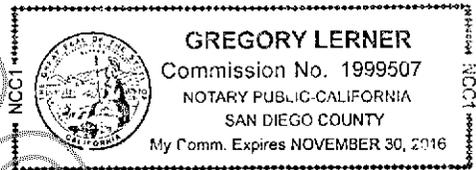
On December 16, 2015 before me, Gregory Lerner, Notary Public,
(Here insert name and title of the officer)

personally appeared Warren A. Thomas, Nancy C. Thomas,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

 (Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording. If needed, should be completed and attached to the document. Acknowledgments for other states may be completed for documents being sent to that state so long as wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared with must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate information may lead to rejection of document reording.
- The notary seal impression must be clear and photographically reproduced. Impression must not cover text or lines. If seal impression smudges, re-seal sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office the county clerk.
 - ❖ Additional information is not required but could help to ensure acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: John H. Owen, a single person and/or his successors or assigns
Recorded: November 17, 1995
Auditor's No: 9511170069
Purpose: Ingress, egress and utilities
Area Affected: Fidalgo Drive

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington
Dated: September 30, 1996
Recorded: October 16, 1996
Auditor's No: 9610160021
Purpose: For drainage purposes and for the purpose of reconstructing, replacing, repairing and maintaining, and operating said facilities and all necessary connections and appurtenances thereto, together with the right of ingress thereto and egress therefrom for the purpose of enjoying the easement
Area Affected: Common area of entire plat/condominium.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 27, 1997
Recorded: September 9, 1997
Auditor's No: 9709090114
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Common area of entire plat/condominium

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 27, 1997
Recorded: September 9, 1997
Auditor's No: 9709090115
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Common area of entire plat/condominium

E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Homestead Northwest, Inc.
Dated: April 29, 1998
Recorded: September 23, 1998
Auditor's No: 9809230032
Regarding: Irrigation Water Service Agreement

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 4, 1998
Recorded: February 5, 1998
Auditor's No: 9802050054
Executed by: Homestead NW Dev. Co., James A. Wynstra, President

Amended and restated of instrument recorded under Auditor's File No. 9712080065.

Said Covenants further amended by these instruments recorded under Skagit County Auditor's File Nos. 9907130112, 199908160158, 199909170116, 200008240077, 200210230125, 200302200070, 200610170109 and 201005110027

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Fourth Amendment to the Cedars, a Condominium
Recorded: August 24, 2000
Auditor's No.: 200008240076

H. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

I. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.

J. DECLARATION REFERENCE CONTAINED IN SAID PLAT:

Terms and conditions contained in the Condominium Declaration prepared pursuant to the Washington Condominium Act for the condominium to which this Survey and set of Plans refer, was recorded with the Auditor of Skagit County, Washington, on December 8, 1997, under Auditor's File No. 9712080065, in Volume 1740 of O/R at Pages 557, records of Skagit County, Washington.

K. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of "The Cedars, a Condominium" or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

L. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: October 29, 1999
Recorded: November 1, 1999
Auditor's No: 199911010143
Purpose: The perpetual right, privilege and authority enabling
the District to do all things necessary or proper in the
construction and maintenance of a water line, lines or
related facilities
Area Affected: Common Areas and Various Lots

M. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a municipal corporation.
Dated: August 9, 2000
Recorded: August 11, 2000
Auditor's No: 200008110019
Purpose: The perpetual right, privilege and authority enabling
the District to do all things necessary or proper in the
construction and maintenance of a water line, lines or
related facilities
Area Affected: Common Areas and Various Lots

N. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE
AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 16, 2000
Recorded: June 29, 2000
Auditor's No: 200006290057

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or
constructed within the above described property. (When said streets and road are dedicated to the public,
this clause shall become null and void).

Easement No. 2: 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.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all
ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five)
foot perimeter of all ground mounted or semi-buried manholes.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: November 21, 1997
Recorded: December 1, 1997
Auditor's No.: 9712010013
Purpose: "...water line, lines or related facilities..."
Area Affected: Portion of common areas

P. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED AGRICULTURE AND FORESTRY OPERATIONS LANDS BY Skagit COUNTY.

Recorded: February 27, 2002
Auditor's No.: 200202270084

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.