

When recorded return to:

Katherine A. Baker
1054 Sinclair Way Unit 45
Burlington, WA 98233



201603310101

Skagit County Auditor

\$79.00

3/31/2016 Page

1 of

7 2:21PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026251

CHICAGO TITLE
620026251

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A. Martin, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Katherine A. Baker, a single person

the following described real estate, situated in the County of Skagit, State of Washington:
Unit 45, 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): P112606 / 4705-000-045-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2016

Amount Paid \$ **2495.23**
By **MK** Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 29, 2016


James A. Martin

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Kitsap

I certify that I know or have satisfactory evidence that

James A. Martin
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: 3-29-2014

Robert D Kennicott
Name: Robert D. Kennicott
Notary Public in and for the State of WA
Residing at: Bainbridge Island
My appointment expires: 12-3-2018

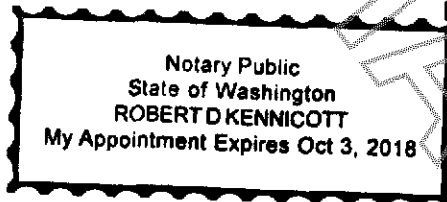


EXHIBIT "A"

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

EXHIBIT "A"

Exceptions (continued)

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.
 - 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,

EXHIBIT "A"

Exceptions (continued)

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. Notice contained in deed

Recording Date: May 13, 2008
Recording No.: 200805130114

EXHIBIT "A"

Exceptions
(continued)

Regarding: Skagit County Right to Farm Ordinance

18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by The Cedars Condominium Owner's Association.
20. Assessments, if any, levied by City of Burlington.

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.