



201607010102

Skagit County Auditor

\$75.00

7/1/2016 Page

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3 1:43PM

When recorded return to:
 Cheryl Froehlich
 735 Cascade Palms Court
 Sedro Woolley, WA 98284

Recorded at the request of:
 Guardian Northwest Title
 File Number: 111511

Statutory Warranty Deed

THE GRANTORS Robert Adler, Sr. and Stella Adler, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cheryl Froehlich, as her separate property the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO

Abbreviated Legal:

Unit 735, Building 1, Cascade Palms Condo. Phase 1

111511 - 1

Tax Parcel Number(s): P119761, 8042-000-001-0000

Unit 735, Building 1, "CASCADE PALMS CONDOMINIUM PHASE 1," as described in the Declaration of Covenants for the Cascade Palms Condominium, recorded November 3, 2003, under Auditor's File No. 200311030251, and any amendments thereto, as also shown on Map recorded November 3, 2003, under Auditor's File No. 200311030250, records of Skagit County, Washington, said Phase 1 being Multi-Family Sub Lots 1, 2, 3 and 4, Phase 1, Cascade Palms Binding Site Plan No. 02-973, recorded November 12, 2002, under Auditor's File No. 200211120149, records of said County and State.

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 described in Exhibit "A" attached hereto

Dated 6-28-16

Robert Adler

Stella Adler

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

2016 2996
 JUL 01 2016

STATE OF Washington
 COUNTY OF Skagit

Amount Paid \$ 2639.40
 Skagit Co. Treasurer
 By mem Deputy S:

I certify that I know or have satisfactory evidence that Robert Adler and Stella Adler, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-7-19

Printed Name: Katie Hickok

Notary Public in and for the State of

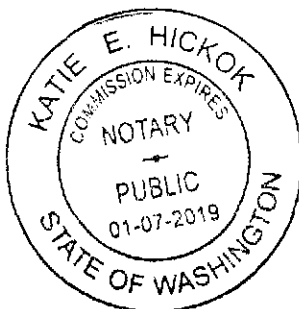
WashingtonResiding at WahlekanMy appointment expires: 1/07/2019

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111511
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SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

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 No.: 200103230145
Regarding: Access Easement and Maintenance and Improvement

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: November 4, 2002
Auditor's No.: 200211040108
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As constructed

C. 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: Binding Site Plan 02-973
Recorded: November 12, 2002
Auditor's No.: 200211120149

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Trail Investments LLC
And: William A. Stiles Jr. and Betty M. Stiles, husband and wife
Recorded: November 12, 2002
Auditor's No.: 200211120151
Regarding: Joint Private Utility Maintenance Agreement

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

Recorded: November 12, 2002
Auditor's No.: 200211120150
Executed By: William A. Stiles, Jr., et al

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111511
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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: January 15, 2003
Auditor's No.: 200301150028
In favor of: Public Utility District No. 1
Purpose: All things necessary or proper in the construction and maintenance of a water and communication lines or other similar public service related facility
Affects: A portion of subject property see document for particulars

G. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: November 3, 2003
Auditor's File No.: 200311030251

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.: 200508080174, 200608280228, 200706220126, 200805050116, 200811120052 and 201008100046

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Sedro Woolley
And: William A. Stiles, Jr., et al
Recorded: December 1, 2003
Auditor's No.: 200312010207
Regarding: Agreement Regarding ULID 1994-2 Assessments

I. EASEMENT AND AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: March 23, 2004
Auditor's No.: 200403230073
In favor of: Comcast of Washington IV, Inc.
For: Broadband communication services

J. 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: Record of Survey
Recorded: April 29, 2011
Auditor's No.: 201104290022

K. 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.