

When recorded return to:
Linda K Eikenberry Johnson
1030 Sinclair Way
Burlington, WA 98233



201610170211

Skagit County Auditor \$131.00
10/17/2016 Page 1 of 9 3:39PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028731

CHICAGO TITLE

620028731

DOCUMENT TITLE(S)

Statutory Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Thomas R Etchison and Diane R Etchison, Trustees of The Thomas and Diane Etchison Living Trust,
dated February 3, 2014

☐ Additional names on page _____ of document

GRANTEE(S)

Linda K Eikenberry Johnson

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Unit(S): 42 Condo: The Cedars

Complete legal description is on page 2 of document

TAX PARCEL NUMBER(S)

P112603

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Melody Denossett for Cassi Mitchell

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

When recorded return to:
Linda K Eikenberry Johnson
1030 SINCLAIR WAY
BURLINGTON, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028731

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4729
OCT 17 2016

Amount Paid \$ 2,886.82
Skagit Co. Treasurer
By *han* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas R Etchison and Diane R Etchison, Trustees of The Thomas and Diane Etchison Living Trust, dated February 3, 2014

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to

Linda K Eikenberry Johnson, a married person, as Individual

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

Unit 42, 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.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P112603

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 13, 2016

The Thomas and Diane Etchison Living Trust, dated February 3, 2014

BY:


Thomas R Etchison, Trustee

By:


Diane R Etchison, Trustee

STATUTORY WARRANTY DEED

(continued)

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

_____ 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 Trustees of The Thomas and Diane Etchison Living Trust, dated February 3, 2014 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

See att of [signature]
Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

CALIFORNIA ALL PURPOSE 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 Luis Obispo

On 10/14/2016 before me, Lorie Brallier, Notary Public,

Date

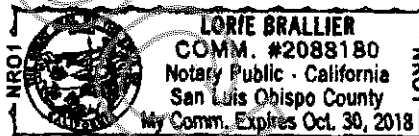
(here insert name and title of the officer)

personally appeared Thomas R. Etchison and
Diane R. Etchison

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: Lori Brallier (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Number of Pages: 3

Document Date: 10/14/2016 Other: _____

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

EXHIBIT "A"

Exceptions (continued)

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, 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

EXHIBIT "A"

Exceptions (continued)

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

EXHIBIT "A"

Exceptions
(continued)

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.