



Skagit County Auditor  
7/18/2017 Page 1 of 5 10:33AM \$77.00

When recorded return to:  
Richard L. Merritt  
1142 Sinclair Way  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title  
File Number: A113937

### Statutory Warranty Deed

A113937  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR April L. Torrey, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard L. Merritt, unmarried the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Unit 59, Third Amendment to the Cedars

Tax Parcel Number(s): P116259, 4739-000-059-0000

Unit 59, THIRD AMENDMENT TO 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 under Auditor's File No. 199909170115, 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 described in Exhibit "A" attached hereto

Dated 7/14/17

April L. Torrey  
April L. Torrey

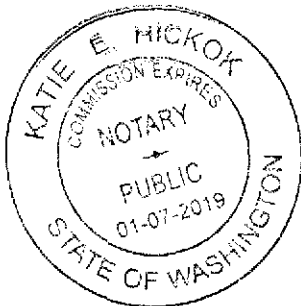
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173278  
JUL 18 2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3654.00  
Skagit Co. Treasurer  
By HB Deputy

I certify that I know or have satisfactory evidence that April L. Torrey, 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: 7-14-17



Katie E. Hickok  
Printed Name:  
Notary Public in and for the State of Washington  
Residing at Wt. Vernon  
My appointment expires: 1-7-19

## Exhibit A

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: John H. Owen and/or his successors or assigns  
Dated: April 3, 1995  
Recorded: November 17, 1995  
Auditor's No: 9511170069  
Purpose: A non-exclusive easement for ingress, egress and utilities  
Area Affected: Entire plat/condominium

#### 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: 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: 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: Entire plat/condominium

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a  
Municipal Corporation  
Dated: November 21, 1997  
Recorded: December 1, 1997  
Auditor's No: 9712010013  
Purpose: Construction and maintenance of a water line, lines or related  
facilities, including the right to construct, operate, maintain,  
inspect, improve, remove, restore, alter, replace, relocate,  
connect to and locate at any time a pipe or pipes, line or lines or  
related facilities, along with necessary appurtenances for the  
transportation of water over, across and along  
Area Affected: Entire plat/condominium

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 those instruments recorded under Skagit County Auditor's File Nos.  
9907130112, 199908160158, 199909170116, 200008240077, 200210230125, 200302200070,  
200610170109 and 201005110027.

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING  
PLAT/SUBDIVISION:

Plat/Subdivision Name: Third Amendment to the Cedars, a Condominium  
Recorded: September 17, 1999  
Auditor's No: 199909170115

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. 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

M. 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: Portion of Tract 78 and Tract 81 "Plat of Burlington Acreage Property"

N. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Dated: June 16, 2000  
Recorded: June 29, 2000  
Auditor's No: 200006290057  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Location:

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) foot perimeter of the exterior surface of all ground mounted vaults and transformers.

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

O. 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: Tract 78 and Tract 81 "Plat of Burlington Acreage Property"

P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.  
Dated: March 1, 2003  
Recorded: May 23, 2003  
Auditor's No: 200305230172  
Purpose: "...easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system..."  
Area Affected: Portion of subject property