

When recorded return to:  
Janette Dixon  
1184 Fidalgo Drive  
Burlington, WA 98233



Skagit County Auditor \$79.00  
4/17/2018 Page 1 of 6 11:06AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115692

**Statutory Warranty Deed**

115692  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Margaret L. Schafer, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Janette Dixon, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Unit 103, The Cedars Fourth Amendment

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P117162, 4759-000-103-0000

Dated 4/12/18

Margaret L. Schafer by attorney in fact William Schaffer  
Margaret L. Schafer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181535  
APR 17 2018

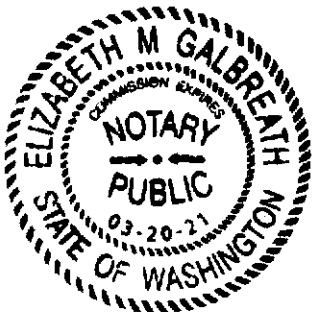
Amount Paid \$ 4,900.<sup>00</sup>  
Skagit Co. Treasurer  
By WLM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Margaret L. Schafer, 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: 4.12.2018

Elizabeth M Galbreath  
Printed Name: Elizabeth M Galbreath  
Notary Public in and for the State of Washington  
Residing at Canaan Island  
My appointment expires: 10/2/2019 320-21



Order No:

## EXHIBIT A

Unit 103, "FOURTH AMENDMENT TO THE CEDAR, A CONDOMINIUM" as per Survey Map and Plans approved August 22, 2000 and recorded on August 24, 2000, under Auditor's File No. 200008240076, and as identified in that certain Amended and Restated Declaration thereof recorded February 5, 1998, under Auditor's File No. 9802050054; and First Amendment thereof recorded August 16, 1999, under Auditor's File No. 9907130112; and Second Amendment thereto recorded July 13, 1999, under Auditor's File No. 199908160158; and Third Amendment thereto recorded September 17, 1999, under Auditor's File No. 199909170116; and Fourth Amendment thereto recorded August 24, 2000, under Auditor's File No. 200008240077; and Fifth Amendment thereto recorded October 23, 2002, under Auditor's File No. 200210230125; and Sixth Amendment thereto recorded February 20, 2003, under Auditor's File No. 200302200070; and Seventh Amendment thereto recorded October 17, 2006, under Auditor's File No. 200610170109; and Eighth Amendment thereto recorded May 11, 2010, under Auditor's File No. 201005110027, all in the records of Skagit County, Washington.

## Exhibit B

### 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 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: 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.

O. 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