

When recorded return to:  
Constance Carman  
725 Cascade Palms Court  
Sedro Woolley, WA 98284



201804200065

Skagit County Auditor \$79.00  
4/20/2018 Page 1 of 6 1:41PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033827

CHICAGO TITLE  
620033827

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Vance L. Ellingson and Janis Ellingson, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Constance Carman, an unmarried person

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

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

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

Unit(S): 725 BLD 2 Condo: CASCADE PALMS CONDO PH 1

Tax Parcel Number(s): P119768 / 8042-000-004-0100,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018/6/1  
APR 20 2018

Amount Paid \$ 3921.00  
Skagit Co. Treasurer  
By *M&M* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 9, 2018

*Vance L. Ellingson*  
Vance L. Ellingson

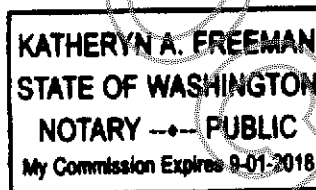
*Janis Ellingson*  
Janis Ellingson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Vance L. Ellingson and Janis Ellingson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 17, 2018

*Kathryn A. Freeman*  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P119768 / 8042-000-004-0100**

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Unit 725, Building 2, CASCADE PALMS CONDOMINIUM PHASE 1, according to the Declaration thereof recorded November 3, 2003 under Auditor's File No. 200311030251, records of Skagit County, Washington and any amendments thereto; and Survey Map and Plans recorded November 3, 2003, under Auditor's File No. 200311030250, records of Skagit County, Washington.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 4, 2002  
Auditor's No(s): 200211040108, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: As constructed
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 CASCADE PALMS BINDING SITE PLAN 02-973:  
  
Recording No: 202211120149  
  
Amendment to CASCADE BINDING SITE PLAN NO. 02-973 recorded under Auditor's File No. 201008100048
  
3. Agreement, including the terms and conditions thereof, entered into;  
By: Trail Investments LLC  
And Between: William A. Stiles Jr. and Betty M. Stiles, husband and wife, et al  
Recorded: November 12, 2002  
Auditor's No.: 200211120151, records of Skagit County, Washington  
Providing: Joint Private Utility Maintenance Agreement  
  
Said agreement revised under Auditor's File No. 201008100047.
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 CASCADE PALMS CONDOMINIUMS PHASE 1:  
  
Recording No: 200211120150
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 15, 2003  
Auditor's No(s): 200301150028, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: All things necessary or proper in the construction and maintenance of a

## EXHIBIT "B"

Exceptions  
(continued)

- water and facility communication lines or other similar public service related
6. 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 state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 3, 2003  
Auditor's No.: 200311030251, records of Skagit County, Washington
- 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(s): 200508080174, 200608280228, 200706220126, 200805050116, 200811120052 and 201008100046 records of Skagit County, Washington
7. Agreement, including the terms and conditions thereof; entered into;  
By: City of Sedro Woolley  
And Between: William A. Stiles, Jr., et al  
Recorded: December 1, 2003  
Auditor's No. 200312010207, records of Skagit County, Washington  
Providing: Agreement Regarding ULID 1994-2 Assessments
8. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 23, 2004  
Auditor's No(s): 200403230073, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc.  
For: Broadband communication services
9. Agreement, including the terms and conditions thereof; entered into;  
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 File No.: 200103230145, records of Skagit County, Washington  
Regarding: Access easement and maintenance and improvement
10. Skagit County Right to Farm Disclosure  
  
Recording Date: November 20, 2014  
Recording No.: 201411200042
11. City, county or local improvement district assessments, if any.

## **EXHIBIT "B"**

Exceptions  
(continued)

12. Assessments, if any, levied by City of Sedro-Woolley.
13. Assessments, if any, levied by Cascade Palms Owner's Association.