

When recorded return to:  
Joel D Woiwod and Darlene J Woiwod  
733 Cascade Palms Court  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115308

201804300167  
Skagit County Auditor  
4/30/2018 Page 1 of 4 \$77.00  
2:12PM

### Statutory Warranty Deed

115308  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Carol Ann Loftus, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joel D. Woiwod and Darlene J. Woiwod, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Unit 733, Building 1, Cascade Palms Condominium Phase 1

Tax Parcel Number(s): P119763, 8042-000-002-0000

Unit 733, 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.

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 per Exhibit "A" attached hereto

Dated 4.19.18

Carol Ann Loftus, by Cynthia Loftus Ristow, as her attorney in fact  
Carol Ann Loftus, by Cynthia Loftus Ristow, as her attorney in fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181709  
APR 30 2018

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$3832.00  
Skagit Co. Treasurer  
By M. J. Deputy

I certify that I know or have satisfactory evidence that Cynthia Loftus Ristow is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Attorney in Fact for Carol Ann Loftus, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4.19.18

Elizabeth M. Galbreath  
Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Washington  
My appointment expires: 10/7/2019 3.26.21



## Exhibit A

### 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 TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Recorded: November 4, 2002  
Auditor's No. 200211040108  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: 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

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.