

When recorded return to:  
Donald Mather and Lynne Mather  
1182 Decatur Circle  
Burlington, WA 98233



**201810110037**

10/11/2018 11:39 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184516  
OCT 11 2018

Amount Paid \$ 5167.00  
Skagit Co. Treasurer  
By *BT* Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035827

**CHICAGO TITLE**  
620035827

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John Slagboom and Adrienne Slagboom, trustees of the John Slagboom and Adrienne Slagboom Family Trust, dated April 25, 1991

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

the following described real estate, situated in the County of Skagit, State of Washington:  
Unit 7A, CEDAR POINT (a condominium), according to Declaration thereof recorded January 10, 2002, under Auditor's File No. 200201100079 and any amendments thereto; And (Amended) Survey Map and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County, Washington; being a portion of Tract 17, BURLINGTON ACREAGE PROPERTY in Volume 1 of Plats, Page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118747 / 4788-000-007-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 1, 2018

John Slagboom and Adrienne Slagboom, trustees of the John Slagboom and Adrienne Slagboom Family Trust, dated April 25, 1991

BY: *John Slagboom*  
John Slagboom  
Trustee

BY: *Adrienne S. Slagboom*  
Adrienne S. Slagboom  
Trustee

State of Washington  
county of Skagit

I certify that I know or have satisfactory evidence that John Slagboom and Adrienne S. Slagboom 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 John Slagboom and Adrienne Slagboom Family Trust, dated April 25, 1991 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 8, 2018

*Kathryn A. Freeman*  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

<p>Notary Public State of Washington Kathryn A Freeman Commission No. 149913 My Commission Expires 09-01-2022</p>
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**EXHIBIT "A"**

## Exceptions

1. 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
2. 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
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 1, 1999  
Auditor's No.: 199911010143, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Water pipeline  
Affects: Portion of said premises and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 12, 1999  
Auditor's No(s): 9910120069, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 2000  
Auditor's No.: 200006290057, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises
6. 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

**EXHIBIT "A"**Exceptions  
(continued)

- In favor of: Public Utility District No. 1 of Skagit County, Washington  
 For: Water pipeline  
 Affects: Portion of said premises
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: September 11, 2001  
 Auditor's No(s): 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: Portion of said premises
8. 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, Washington
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: March 27, 2002  
 Auditor's No(s): 200203270001, records of Skagit County, Washington  
 In favor of: Homestead Development N.W., Inc.  
 For: TCI Cablevision of Washington
10. Agreement, including the terms and conditions thereof; entered into;  
 By: Public Utility District No. 1 of Skagit County  
 And Between: Homestead Northwest Inc.  
 Recorded: September 23, 1998  
 Auditor's No. 9809230032, records of Skagit County, Washington  
 Providing: Irrigation Water Service Agreement
11. Agreement, including the terms and conditions thereof; entered into;  
 By: Public Utility District No. 1 of Skagit County  
 And Between: Homestead Northwest Development Co.  
 Recorded: July 17, 2002  
 Auditor's No. 200207170008, records of Skagit County, Washington  
 Providing: Irrigation water service
12. 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,

**EXHIBIT "A"**Exceptions  
(continued)

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: January 10, 2002

Auditor's No.: 200201100079, records of Skagit County, Washington

Amended by instrument(s):

Recorded: April 27, 2004, March 1, 2006, June 4, 2007, February 29, 2008 and  
March 29, 2013

Auditor's No(s): 200404270060, 200603010116, 200706040181, 200802290192 and  
201303290158 records of Skagit County, Washington

13. 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 **CEDAR POINT, A CONDOMINIUM:**

Recording No: 200201100078

14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Burlington.
16. Assessments, if any, levied by Cedar Point Condominium Homeowner's Association.