

When recorded return to:  
Sandra Burrows  
PO Box 21  
Mount Vernon, WA 98273



**201905240103**

05/24/2019 01:44 PM Pages: 1 of 8 Fees: \$106.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037925

**CHICAGO TITLE**  
*620037925*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dennis Rogers, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sandra Burrows, 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 702, Bldg. 5, CASCADE PALMS CONDO - EAST 1/2 OF PHASE 3

Tax Parcel Number(s): P119779 / 4903-000-702-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20191978*

**MAY 24 2019**

Amount Paid \$ *4,161.30*

Skagit Co. Treasurer

By *mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 21, 2019

*Dennis Rogers*  
Dennis Rogers

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Dennis Rogers is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 22 2019

*Jana K Quinn*  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: ARLINGTON  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P119779 / 4903-000-702-0000**

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UNIT 702, BUILDING 5, "CASCADE PALMS CONDOMINIUM - EAST 1/2 OF PHASE 3, " ACCORDING TO THE DECLARATION THEREOF, RECORDED AUGUST 28, 2006, UNDER AUDITOR'S FILE NO. 200608280228, RECORDS OF SKAGIT COUNTY, WASHINGTON; SAID EAST 1/2 OF PHASE 3 BEING MULTI-FAMILY SUB LOTS 9, 10, 11 AND 12, CASCADE PALMS BINDING SITE PLAN NO. 02-973, RECORDED NOVEMBER 12, 2002, UNDER AUDITOR'S FILE NO. 200200010149, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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. PUD utility easement provisions contained on the face of said Cascade Palms Binding Site Plan, as follows:

Easements are granted to Public Utility District No.1 of Skagit County Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, and communication 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, and communication lines or other similar public services over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

3. Utility easement provisions contained on the face of said plat, as follows:

A non-exclusive easement is hereby reserved for and granted to the City of Sedro-Woolley; Public Utility District No. 1 of Skagit County; Puget Sound Energy, Inc., Cascade Natural Gas Corporation; Verizon; and AT&T Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior five (5) of all lots and tracts abutting common open space, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto. For the purpose of providing utility service to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is

**EXHIBIT "B"**Exceptions  
(continued)

prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

4. Notes on the face of Cascade Palms Binding Site Plan, as follows:
  - A. Binding Site Plan and date of approval shall be included in all deeds and contracts.
  - B. All maintenance and construction of roads shall be the responsibility of the Homeowners Association with the lot owners as member. See Maintenance Agreement recorded in AFNo. 200211120150.
  - C. Per Developers, no ingress or egress, porches, doors or intrusions into 5' setbacks.
  - D. Zoning – AC & MF2.
  - E. Water Source: PUD #1.
  - F. Sewage Source: City of Sedro-Woolley.
5. Drainage setbacks as delineated on the face of Cascade Palms Binding Site Plan
6. Landscaped infiltration and detention pond as delineated on the face of Cascade Palms Binding Site Plan.
7. Easement contained in Dedication of said plat;
 

For:	All necessary slopes for cuts and fills
Affects:	Any portions of said premises which abut upon streets, avenues, alleys and roads
8. 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

  

Revised Joint Private Utility Maintenance Agreement;	
Recorded:	August 10, 2010
Recording No.:	201008100047
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

**EXHIBIT "B"**Exceptions  
(continued)

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;

Recorded: November 12, 2002

Auditor's No(s): 200211120150, records of Skagit County, Washington

Executed By: William A. Stiles, Jr., et al

10. 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 water and communication lines or other similar public service related facility
11. 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
12. 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
13. 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

**EXHIBIT "B"**Exceptions  
(continued)

14. 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
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Comcast Cable Communications Management, LLC  
Purpose: Broadband Communication Systems  
Recording Date: February 5, 2018  
Recording No.: 201802050123
16. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: March 29, 2018  
Recording No.: 201803290100  
Matters shown: Fenceline
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Sedro Woolley.
20. Assessments, if any, levied by Cascade Palms Condominium Unit Owners' Association.



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 18, 2019  
between Sandra Burrows ("Buyer")  
Buyer Buyer  
and Dennis Rogers ("Seller")  
Seller Seller  
concerning 702 Cascade Palms Court Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenti  
Sandra Burrows 04/18/2019  
Buyer Date  
4:50:28 PM PDT

Dennis Rogers 4/19/19  
Seller Date

Buyer Date

Seller Date