

201905310081

05/31/2019 01:22 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

When recorded return to:  
David T. Donahue and Teresa M. Donahue  
1174 Decatur Circle #9a  
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038241

CHICAGO TITLE  
020038241

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Marilyn L. Birmingham, as Trustee of the Birmingham Family Trust restated February 12, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David T. Donahue and Teresa M. Donahue, a married couple and Jacqueline M Engstrom, an unmarried person

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

Unit 9A, CEDAR POINT (a condominium), according to Declaration thereof recorded January 10, 2002, under Auditor's File No. 200201100079, and any amendments thereto; And 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): P118751 / 4788-000-009-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2079  
MAY 31 2019

Amount Paid \$ 5345.<sup>00</sup>  
Skagit Co. Treasurer  
By *ham* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 24, 2019

Marilyn L. Birmingham, as Trustee of the Birmingham Family Trust restated February 12, 2004

BY Marilyn L. Birmingham  
Marilyn L Birmingham  
TrusteeState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that \_\_\_\_\_

Marilyn L. Birmingham  
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 Trustee of Birmingham Family Trust restated February 12, 2004 to be the free  
and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: May 19, 2019Jana 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"**

## 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. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "A"**

Exceptions  
(continued)

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