

When recorded return to:
Candace L. Williams
1064 Sinclair Way
Burlington, WA 98233



201907080051

07/08/2019 11:28 AM Pages: 1 of 6 Fees: \$106.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038786

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20190708
JUL 08 2019

Amount Paid \$ 5076.00
By *MA* Skagit Co. Treasurer Deputy

CHICAGO TITLE
620038786

STATUTORY WARRANTY DEED

THE GRANTOR(S) Malinda L. Thomas, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Candace L. Williams, an unmarried person

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

Unit 66, THE THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM, according to the
Declaration thereof recorded February 2, 1998, under Auditor's File No. 9802050054, records of
Skagit County, Washington, and any amendments thereto, and Amended Survey Map and Plans
thereof recorded under Auditor's File No. 199909170115, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

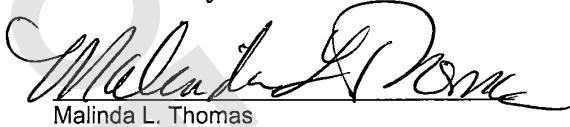
Tax Parcel Number(s): P116266/ 4739-000-066-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 5, 2019

Malinda L. Thomas

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Malinda L. Thomas is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

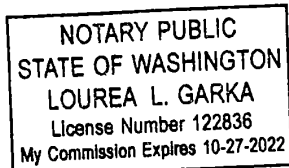
Dated: July 5, 2019Name: Lourea L. GarkaNotary Public in and for the State of WAResiding at: ArlingtonMy appointment expires: 10/27/2022

EXHIBIT "A"
Exceptions

1. 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 First Amendment to the Cedars, a Condominium:

Recording No: 9802050053

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 Third Amended Survey Map and Plans for the Cedars, a Condominium:

Recording No: 199909170115

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording Date: November 17, 1995
Recording No.: 9511170069

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

In Favor of: City of Burlington
Purpose: Drainage
Recording Date: October 16, 1996
Recording No.: 9610160021

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1997
Recording No.: 9709090114
Recording No.: 9709090115

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "A"Exceptions
(continued)

document:

Granted to: Public Utility District No. 1 of Skagit County, WA
 Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
 Recording Date: December 1, 1997
 Recording No.: 9712010013

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line
 Recording No.: 200006290057
 Recording No.: 200109110082

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
 Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
 Recording Date: August 11, 2000
 Recording No.: 200008110019

9. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 and Homestead Northwest, Inc.
 Recording Date: September 23, 1998
 Recording No.: 9809230032
 Regarding: Irrigation water service

10. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 8, 1997
 Recording No.: 9712080065

Said Declaration was amended and restated on February 5, 1998 under recording number 9802050054.

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9907130112

EXHIBIT "A"Exceptions
(continued)

Recording No.: 199908160158
 Recording No.: 199909170116
 Recording No.: 200008240077
 Recording No.: 200210230125
 Recording No.: 200302200070
 Recording No.: 200610170109
 Recording No.: 201005110027

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument(s) set forth above:

Imposed by: Cedars Condominium Owner's Association

12. Provisions contained in the articles of incorporation and bylaws of The Cedars, a Condominium, including any liability to assessment lien.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
 Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
 Recording Date: December 13, 2001
 Recording No.: 200112130003

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: TCI Cablevision
 Purpose: Utilities
 Recording Date: January 16, 2002
 Recording No.: 200203270001

15. Agreement and the terms and conditions thereof:

Recording Date: July 17, 2002
 Recording No.: 200207170008

16. 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

EXHIBIT "A"Exceptions
(continued)

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."

17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by the City of Burlington.
19. Assessments, if any, levied by the Cedars Condominium Owner's Association.