

When recorded return to:

Richard L Westerbeck and Ruth A. Westerbeck
1172 Decatur Circle
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040176

Affidavit No. 2019-5167

Nov 26 2019

Amount Paid \$5345.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620040176**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ruth A. Wright-Phelps, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Richard L Westerbeck and Ruth A. Westerbeck, husband and
wife

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

UNIT 9B, CEDAR POINT, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF
RECORDED APRIL 27, 2004, UNDER RECORDING NO. 200404270060, AND SURVEY MAP
AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 200201100078, RECORDS OF SKAGIT
COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO; BEING A PORTION OF
TRACT 17, BURLINGTON ACREAGE PROPERTY, RECORDED IN VOLUME 1 OF PLATS,
PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P118752 / 4788-000-009-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 19, 2019


Ruth A. Wright-PhelpsState of Arizona
County of Maricopa

I certify that I know or have satisfactory evidence that Ruth A. Wright-Phelps 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: 11-21-2019
Name: Justin A. Stittsworth
Notary Public in and for the State of Arizona
Residing at: Maricopa
My appointment expires: 2/6-2020**JUSTIN A. STITTSWORTH**
Notary Public - Arizona
Maricopa County
Expires 02/06/2020**JUSTIN A. STITTSWORTH**
Notary Public - Arizona
Maricopa County
Expires 02/06/2020

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): 199910120069, 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

Auditor's No.: 200404270060, records of Skagit County, Washington

Recorded: March 1, 2006

Auditor's No.: 200603010116, records of Skagit County, Washington

Recorded: June 4, 2007

Auditor's No.: 200706040181, records of Skagit County, Washington

Recorded: February 29, 2008

Auditor's No.: 200802290192, records of Skagit County, Washington

Recorded: March 29, 2013

Auditor's No.: 201303290158, records of Skagit County, Washington

Recorded: October, 18, 2018

Auditor's No.: 201810180051, 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

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

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.
16. Assessments, if any, levied by City of Burlington.
17. City, county or local improvement district assessments, if any.