

**When recorded return to:**  
Samuel J. Iwanowycz and Angela L. Iwanowycz  
3780 Canterbury Lane Apt #150  
Bellingham, WA 98225

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041188

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-551

Feb 14 2020

Amount Paid \$4245.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620041188**  
**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Eric W. Jule, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Samuel J. Iwanowycz and Angela L. Iwanowycz, a married couple

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

Unit 539, Building 3, Cascade Commons, a condominium, as per Survey Map and Set of Plans recorded October 3, 2006, under Auditor's File No. 200610030109 and Condominium Declaration as recorded October 3, 2006 under Auditor's File No. 200610030110, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P125126 / 4906-003-539-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

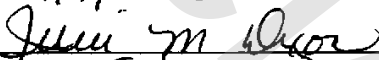
Dated: February 10, 2020

  
\_\_\_\_\_  
Eric W. Jule

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Eric W. Jule 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: 2/11/2020

  
\_\_\_\_\_  
Name: Julie M Dixon  
Notary Public in and for the State of Washington  
Residing at: Camano Island  
My appointment expires: 2/2/2022



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 15, 1977  
Auditor's No(s): 854634, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Undisclosed  
Affects: A portion of said plat
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 5, 2006  
Auditor's No(s): 200604050002, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said plat
  
3. 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 Cascade Commons, a Condominium:  
  
Recording No: 200610030109
  
4. 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 FIRST AMENDMENT TO CASCADE COMMONS, A CONDOMINIUM, 2nd AMENDMENT TO CASCADE COMMONS, A CONDOMINIUM:  
  
Recording No: 200810170074 and 201409230041
  
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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;

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: October 3, 2006  
Auditor's No(s): 200610030110, records of Skagit County, Washington  
Executed by: Homestar Northwest, LLC, a Washington Limited Liability Company

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200810170075, 200901200024, 201409230040 and 201602040040

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 3, 2006  
Auditor's No(s): 200610030110, records of Skagit County, Washington  
Imposed By: Homestar Northwest, LLC, a Washington Limited Liability Company

7. Cascade Commons Bylaws Change, including the terms, covenants and provisions thereof;

Recording Date: February 4, 2016  
Recording No.: 201602040039

8. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 19, 2007  
Auditor's No(s): 200701190058, 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 services 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 and control of water and electronic information.

Affects: A portion of said plat

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: February 14, 2007  
Auditor's No(s): 200702140054, records of Skagit County, Washington  
In favor of: Comcast of Washington IV, Inc.  
For: An easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the System) consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications.

Affects: A portion of said plat

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

**EXHIBIT "A"**

Exceptions  
(continued)

document:

Granted to: Gilkey 425, LLC  
Purpose: ingress, egress and utilities  
Recording Date: September 30, 2014  
Recording No.: 201409300056 and 20140930058  
Affects: portion of said premises

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

Granted to: Gilkey 425, LLC  
Purpose: Utilities  
Recording Date: September 30, 2014  
Recording No.: 201409300057  
Affects: portion of said premises

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Burlington.

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

16. Assessments, if any, levied by Cascade Commons Condominium Owner's Association.