

202003120075
03/12/2020 03:30 PM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Jeffrey G. Radke and Hildegard L. Radke
1901 Cedar Springs Lane
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-3463

Guardian NW Title 19-3463-KS

THE GRANTOR(S) Barbara M. McLendon, a single person, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jeffrey G. Radke and Hildegard L. Radke, a married couple

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

Unit 11, "Cedar Springs PUD Phase 2", as per plat recorded January 25, 2001, under Auditor's File No. 200101250072, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: :
Unit 11, Cedar Springs PUD Phase 2

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P117553 & 4768-000-011-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020913
MAR 12 2020

Amount Paid \$ 7205.00
Skagit Co. Treasurer
By *BT* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3463-KS

Page 1 of 4

Dated: 3-9-2020

BMc Barbara M. McLendon
Barbara M. McLendon

STATE OF ~~ARIZONA~~ WASHINGTON
COUNTY ~~SAVANA~~ SLAGIT

I certify that I know or have satisfactory evidence that Barbara M. McLendon 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 the instrument.

Dated: 9 day of ~~February~~ ^{March}, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020



EXHIBIT A

19-3463-KS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Easement, affecting a portion of subject property for the purpose of right of way for ingress, egress, installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits including terms and provisions thereof granted to Karen L. Thompson, as her separate estate recorded October 10, 1991 as Auditor's File No. 9110100027

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cedar Springs PUD recorded November 8, 2000 as Auditor's File No. 200011080023.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the

Statutory Warranty Deed

LPB 10-05

requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedar Springs LLC, recorded November 8, 2000 as Auditor's File No. 200011080126.

Above Covenants, conditions and restrictions were amended as follows:

Recorded: October 24, 2006, February 25, 2008 and June 4, 2010
Auditor's Nos: 200610240160, 200802250094 and 201006040030

12. Terms of Cedar Springs Homeowners' Association as per By-Laws recorded November 8, 2000 under Auditor's File No. 200011080127.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cedar Springs PUD Phase 2 recorded January 25, 2001 as Auditor's File No. 200101250072.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".