

When recorded return to:

Earl Everett Clark and Nancy Kaye Clark
1196 Decatur Circle
Burlington, WA 98233

STATUTORY WARRANTY DEED GNW 20-5726

THE GRANTOR(S) Donald E. Andersen and Kathy D. Andersen, Trustees of Donald and Kathy Andersen Family Trust dated September 5, 2002, 1550 Kamm Avenue, Unit 148, Kingsburg, CA 93631,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Earl Everett Clark and Nancy Kaye Clark, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Unit 3B, CEDAR POINT, A CONDOMINIUM

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 "B" attached hereto

Tax Parcel Number(s): P118740

Dated: 7/1/2020

Donald and Kathy Andersen Family Trust dated September 5, 2002

By: Donald E. Andersen
Donald E. Andersen, Trustee

By: Kathy D. Andersen
Kathy D. Andersen, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2560

Jul 10 2020

Amount Paid \$4805.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

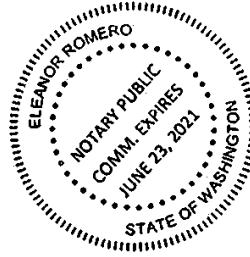
I certify that I know or have satisfactory evidence that Donald E. Andersen and Kathy D. Andersen, Trustees of Donald and Kathy Andersen Family Trust dated September 5, 2002 is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1 day of ^{July}~~June~~, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1196 Decatur Circle, Burlington, WA 98233
Tax Parcel Number(s): P118740

Property Description:

Unit 3B, CEDAR POINT, A CONDOMINIUM, according to the Declaration thereof recorded January 10, 2002 under Auditor's File No. 200201100079, and the First Amended Declaration thereof recorded April 27, 2004, under Auditor's File No. 200404270060, and any amendments thereto, and Survey Map and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

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1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 9, 1997, as Auditor's File No's. 9709090114 and 9709090115.
2. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of utilities and related facilities, in favor of Public Utility District No.1 of Skagit County, recorded December 1, 1997 as Auditor's File No. 97120100013.
3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 9, 1997, as Auditor's File No.9709090114.
4. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of water pipeline, in favor of Public Utility District No.1 of Skagit County, recorded November 1, 1999 as Auditor's File No. 199911010143.
5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 29, 2000, as Auditor's File No. 200006290057.
6. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of water pipeline, in favor of Public Utility District No. 1 of Skagit County, recorded August 11, 2000 as Auditor's File No. 200008110019.
7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 11, 2001, as Auditor's File No. 200109110082.
8. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of water pipeline in favor of Public Utility District No.1 of Skagit County, recorded December 13, 2001 as Auditor's File No. 200112130003.
9. 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 Point, a Condominium recorded January 10, 2002 as Auditor's File No. 200201100078.

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".

10. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration recorded January 10, 2002, as Auditor's File No. 200201100079

Said instrument was modified by instruments recorded April 27, 2004, March 1, 2006, June 4, 2007, February 29, 2008 and March 29, 2013 under Auditor's File Nos. 200404270060, 200603010116, 200706040181, 200802290192, 201303290158 and 201810180051.

Statutory Warranty Deed
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11. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

12. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

13. Agreement, affecting subject property, regarding agricultural irrigation water service and the terms and provisions thereof between Public Utility District No. 1 of Skagit County and Homestead Northwest Development Co., its successor or assigns, recorded July 12, 2002 as Auditor's File No. 20020717008.

14. Any tax, fee, assessments or charges as may be levied by Cedar Point Condominium Owners Association.