

When recorded return to:
Valerie Raines and Vickie Winters
1183 Decatur Circle
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3656

Sep 14 2020

Amount Paid \$4325.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036CHICAGO TITLE COMPANY
620043821

Escrow No.: 620043821

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Suplin, Trustee of the 'Lifetime Benefit Trust for Steven Suplin' established in THE SUPLIN TRUST dated July 25, 1986, and Restated by Declaration dated November 22, 2002

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Valerie Raines, an unmarried person and Vickie Winters, an unmarried person

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

Unit 16A, "CEDAR POINT, A CONDOMINIUM," as per Survey Map and Plans recorded on January 10, 2002 under Auditor's File No. 200201100078, and as described in Declaration recorded January 10, 2002, under Auditor's File No. 200201100079; and First Amendment thereto recorded April 27, 2004, under Auditor's File No. 200404270060; and Second Amendment thereto recorded March 1, 2006; and Third Amendment thereto recorded June 4, 2007, under Auditor's File No. 200706040181; 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): P118765 / 4788-000-016-0100

Subject to:

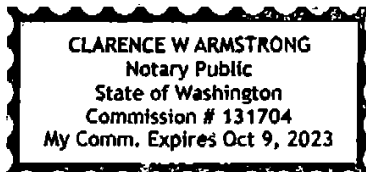
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 4, 2020

BY: Steven Suplin
TrusteeState of WACounty of SkasitI certify that I know or have satisfactory evidence that Steven Suplin

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of 'Lifetime Benefit Trust for Steven Suplin' established in THE SUPLIN TRUST dated July 25, 1986, and Restated by Delaration dated November 22, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 09/08/2020

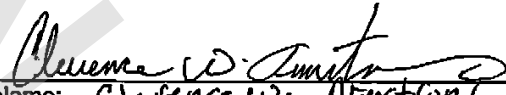

Name: Clarence W. Armstrong
Notary Public in and for the State of WA
Residing at: Snohomish County
My appointment expires: 10/09/2023

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): 9910120069, 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):

Auditor's No.: 200404270060

Auditor's No.: 200603010116

Auditor's No.: 200706040181

Auditor's No.: 200802290192

Auditor's No.: 201303290158

Auditor's No.: 201810180051

Auditor's No.: 201911260150

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