

When recorded return to:

Karon K. Terwillegar
1032 Cypress Court
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046687

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1232

Mar 23 2021

Amount Paid \$5477.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046687

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elma E. Johnson, 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 Karon K. Terwillegar, an unmarried woman

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

Unit 31, SECOND AMENDMENT TO THE CEDARS, A CONDOMINIUM, according to the Second
Amended Declaration thereof recorded July 13, 1999, under Auditor's File No. 9907130111,
records of Skagit County, Washington, and any amendments thereto, and Second Amended
Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 81 through 85 inclusive,
records of Skagit County, Washington, and any amendments thereto.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P112592 / 4705-000-031-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 19, 2021

X Elma E. Johnson by William E. Bounds
Elma E. Johnson by William E. Bounds, Her attorney in fact

State of Washington
County of Skaist

I certify that I know or have satisfactory evidence that William E. Bounds

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 Attorney in Fact of Elma E. Johnson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/22/21

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10.1.2023

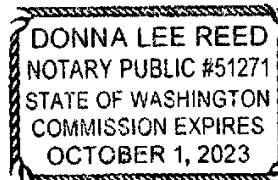


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;

Recording Date: November 17, 1995
Recording No.: 9511170069
Regarding: Ingress, egress and utilities

2. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 16, 1996
Recording No.: 9610160021
In favor of: City of Burlington
Regarding: Drainage

3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: September 9, 1997
Recording No.: 9709090114
In favor of: Puget Sound Energy, Inc., a Washington corporation
Regarding: Electric transmission and/or distribution line

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: September 9, 1997
Recording No.: 9709090115
In favor of: Puget Sound Energy, Inc., a Washington corporation
Regarding: Electric transmission and/or distribution line

Note: Exact location and extent of easement is undisclosed of record

5. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: December 1, 1997
Recording No.: 9712010013
In favor of: Public Utility District No. 1 of Skagit County, WA
Regarding: Water pipeline

Note: Exact location and extent of easement is undisclosed of record.

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

6. 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 THE CEDARS:**

Recording No: 9802050053

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

Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Water pipeline easement
Recording Date: December 13, 2001
Recording No.: 200112130003

8. MDU Broadband Services Agreement - Grant of Easement, including the terms, covenants and provisions thereof

Recording Date: March 27, 2002
Recording No.: 200203270001

9. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 29, 1999
Recording No.: 199911010143
In favor of: Public Utility District No. 1 of Skagit County
Regarding: Water pipeline

10. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: June 29, 2000
Recording No.: 200006290057
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

11. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: August 11, 2000
Recording No.: 200008110019
In favor of: Public Utility District No. 1
Regarding: Water pipeline

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

12. Agreement(s), including the terms and conditions thereof:

Between: Public Utility District #1 and Homestead Northwest, Inc.
 Recording No.: 9809230032
 Recording No.: 200207170008
 Regarding: Irrigation water service

13. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 5, 1998
 Recording No.: 9802050054

NOTE: Said Declaration amends and restates that instrument recorded under Recording No. 9712080065.

Amendment(s) to Declaration:

Recording Nos.: 9907130112, 199908160158, 199909170116 and 200008240077, 200210230124, 200210230125, 200302200070, 200610170109 and 201005110027

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 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

EXHIBIT "A"

Exceptions
(continued)

NR Lands."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by the City of Burlington.
18. Assessments, if any, levied by the Cedars Condominium Owner's Association.