

When recorded return to:
Patricia Ann Schlecht
1097 Sinclair Way Unit 74
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2702

Jun 15 2021

Amount Paid \$6693.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE COMPANY
620047675

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alice V. Senechal, a widow

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Patricia Ann Schlecht, an unmarried person

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

UNIT 74, THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM, ACCORDING TO THE
AMENDED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO.
200008240077 AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER
AUDITOR'S FILE NO.

199909170115, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34
NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 4739-000-074-0000 / P116274, ,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 9, 2021

Gary L. Senechal, Jr.Attorney-in-Fact

Alice V. Senechal by Gary L. Senechal, her Attorney-in-Fact

State of Washington

County of Franklin

I certify that I know or have satisfactory evidence that Gary L. Senechal is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Alice V. Senechal and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

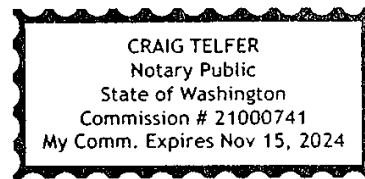
Dated: 10 June 2021Craig TelferName: Craig TelferNotary Public in and for the State of WAResiding at: KingMy appointment expires: 11-15-2024

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Ingress, egress and utilities
Recording Date: November 17, 1995
Recording No.: 9511170069
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: City of Burlington, a Washington municipal corporation
Purpose: Drainage
Recording Date: October 16, 1996
Recording No.: 9610160021
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 9, 1997
Recording No.: 9709090114
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 9, 1997
Recording No.: 9709090115
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Water pipeline
Recording Date: December 1, 1997
Recording No.: 9712010013
Affects: Portion of said premises
6. 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

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

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 Cedars

Condominium:

Recording No: 9802050053

Modification(s) of said Condo Map:

Recording Date: October 23, 2002

Recording No.: 200210230124

7. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.
 Entitled: Declaration of Condominium
 Recording Date: February 5, 1998
 Recording No.: 9802050054
 Amends and restates that instrument recorded under Recording No. 9712080065.
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: July 13, 1999
 Recording No.: 9907130112
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: March 16, 1999
 Recording No.: 199908160158
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: September 17, 1999
 Recording No.: 199909170116
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: August 24, 2000
 Recording No.: 200008240077
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: October 23, 2002
 Recording No.: 200210230125
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: February 20, 2003
 Recording No.: 200302200070
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: October 17, 2006

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

Recording No.: 200610170109
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: May 11, 2010
 Recording No.: 201005110027

8. Lien of assessments levied pursuant to the Declaration for Cedars Condominium to the extent provided for by Washington law.
9. Irrigation Water Service Agreement and the terms and conditions thereof:
 Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest, Inc.
 Recording Date: September 23, 1998
 Recording No.: 9809230032
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 Purpose: Water pipeline
 Recording Date: November 1, 1999
 Recording No.: 199911010143
 Affects: Portion of said premises
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: June 29, 2000
 Recording No.: 200006290057
 Affects: Portion of said premises
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 Purpose: Water pipeline
 Recording Date: August 11, 2000
 Recording No.: 200008110019
 Affects: Portion of said premises
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 11, 2001
 Recording No.: 200109110082
 Affects: Portion of said premises

EXHIBIT "A"

**Exceptions
(continued)**

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Water pipeline
Recording Date: December 13, 2001
Recording No.: 200112130003
Affects: Portion of said premises
15. MDU Broadband Services Agreement and the terms and conditions thereof:
Executed by: Homestead Development N.W., and TCI Cablevision of Washington, Inc.
Recording Date: March 27, 2002
Recording No.: 200203270001
16. Agricultural Irrigation Water Service Agreement and the terms and conditions thereof:
Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest Development Co.
Recording Date: July 17, 2002
Recording No.: 200207170008
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. 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."