

When recorded return to:
Betty Isaacson
1129 Fidalgo Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2966
Jun 30 2021
Amount Paid \$6421.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
CORPORATION OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620048063

Escrow No.: 620048063

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lisle C. Russell, Sr. and Carolyn L.R. Russell, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Betty Isaacson, an unmarried person and Chris Isaacson, a
married man as his separate estate

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

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

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

UNIT 77, "FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM"

Tax Parcel Number(s): P117136 / 4759-000-077-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 16, 2021

Lisle C Russell Sr by
X Carolyn L R Russell
Lisle C. Russell, Sr. by Carolyn L.R. Russell, his Attorney in Fact
X Carolyn L R Russell
Carolyn L.R. Russell

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Carolyn L. R. Russell
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6/28/21

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Carlselle WA
My appointment expires: 10/1/2023

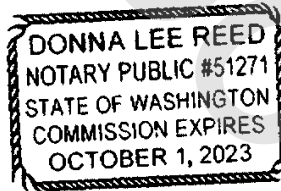


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117136 / 4759-000-077-0000

UNIT 77, "FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM," AS PER SURVEY MAP AND PLANS APPROVED AUGUST 22, 2000 AND RECORDED ON AUGUST 24, 2000, UNDER AUDITOR'S FILE NO. 200008240076, AND AS IDENTIFIED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION THEREOF RECORDED FEBRUARY 5, 1998, UNDER AUDITOR'S FILE NO. 9802050054; AND FIRST AMENDMENT THERETO RECORDED AUGUST 16, 1999, UNDER AUDITOR'S FILE NO. 9907130112; AND SECOND AMENDMENT THERETO RECORDED JULY 13, 1999, UNDER AUDITOR'S FILE NO. 199908160158; AND THIRD AMENDMENT THERETO RECORDED SEPTEMBER 17, 1999, UNDER AUDITOR'S FILE NO. 199909170116; AND FOURTH AMENDMENT THERETO RECORDED AUGUST 24, 2000, UNDER AUDITOR'S FILE NO. 200008240077; AND FIFTH AMENDMENT THERETO RECORDED OCTOBER 23, 2002, UNDER AUDITOR'S FILE NO. 200210230125; AND SIXTH AMENDMENT THERETO RECORDED FEBRUARY 20, 2003, UNDER AUDITOR'S FILE NO. 200302200070; AND SEVENTH AMENDMENT THERETO RECORDED OCTOBER 17, 2006, UNDER AUDITOR'S FILE NO. 200610170109; AND EIGHTH AMENDMENT THERETO RECORDED MAY 11, 2010, UNDER AUDITOR'S FILE NO. 201005110027, ALL IN THE RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument:
Recorded: November 17, 1995
Auditor's No.: 9511170069, records of Skagit County, Washington
For: Ingress, egress and utilities

2. Easement, including the terms and conditions thereof, granted by instrument:
Recorded: October 16, 1996
Auditor's No.: 9610160021, records of Skagit County, Washington
In favor of: City of Burlington
For: Drainage
Affects:

That portion of the East Half of Tract 78 and the East Half of the West Half of Tract 78, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

Beginning at the northeast corner of said tract 78;
thence south 00°39'17" east a distance of 24.56 feet along the east line of said tract 78 to a cusp;
thence along the arc of a curve concave to the southwest having a radius of 25.00 feet and an initial tangent bearing of north 00°39'17" west, through a central angle of 88°58'26", an arc distance of 38.82 feet to a point of compound curvature;
thence along the arc of said curve to the left having a radius of 59.60 feet, through a central angle of 22°03'29" an arc distance of 22.95 feet to a point of tangency;
thence south 68°18'48" west a distance of 51.36 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 360.00 feet, through a central angle of 33°36'15" an arc distance of 211.14 feet to a point of tangency;
thence north 78°04'58" west a distance of 13.57 feet to the south line of the north 40.00 feet of said tract 78 and the true point of beginning;
thence continue north 78°04'58" west a distance of 140.20 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 590.00 feet, through a central angle of 11°32'45" an arc distance of 118.89 feet to a point of tangency on the north line of said tract 78;
thence north 89°37'43" west a distance of 373.94 feet along said north line to the northwest corner of said east half of the west half of tract 78;
thence south 00°25'41" east a distance of 140.00 feet along the west line of said east half of the west half of tract 78;
thence north 89°34'19" east a distance of 65.97 feet;
thence north 65°50'31" east a distance of 238.62 feet of said south line of the north 40.00 feet of tract 78;

EXHIBIT "B"

Exceptions
(continued)

thence south 89°37'43" east a distance of 344.39 feet along said south line to the true point of beginning.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1997
Auditor's No.: 9709090114, 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

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

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1997
Auditor's No.: 9709090115, 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

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

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 1, 1997
Auditor's No.: 9712010013, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, WA
For: Water pipeline

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

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 **FOURTH AMENDMENT TO THE CEDARS:**

Recording No: 200008240076

7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 29, 1999
Auditor's No.: 199911010143, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline

EXHIBIT "B"

**Exceptions
(continued)**

8. 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.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A) All street and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. B) A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way. C) All areas located within a 10 foot perimeter of the exterior surface of all ground mounted vaults and transformers. D) No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all ground mounted or semi-buried manholes.
9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 11, 2000
Auditor's No.: 200008110019, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipeline
10. Agreement, including the terms and conditions thereof: entered into:
By: Public Utility District #1
And Between: Homestead Northwest, Inc.
Recorded: September 23, 1998; July 17, 2002
Auditor's No.: 9809230032; 200207170008, records of Skagit County, Washington
Providing: Irrigation water service
11. 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: Condominium declaration
Recording Date: February 5, 1998
Recording No.: 9802050054

NOTE: Amends and restates that instrument recorded under Auditor's File No. 9712080065,

EXHIBIT "B"

Exceptions
(continued)

records of Skagit County, Washington.

And in Amendments thereto

Recorded: July 13, 1999, August 16, 1999, September 17, 1999, August 24, 2000, October 23, 2002, February 20, 2003, May 11, 2010
Auditor's No.: 9907130112, 199908160158, 199909170116 and 200008240077, 200210230124, 200210230125, 200302200070, 200610170109 and 201005110027, records of Skagit County, Washington

12. Lien of assessments levied pursuant to the Declaration for The Cedars to the extent provided for by Washington law.
13. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.
14. 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
15. MDU Broadband Services Agreement - Grant of Easement, including the terms, covenants and provisions thereof

Recording Date: March 27, 2002
Recording No.: 200203270001
16. 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,

EXHIBIT "B"
Exceptions
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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."

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. Assessments, if any, levied by Burlington.
19. City, county or local improvement district assessments, if any.