

**When recorded return to:**

Bruce W. Robbins and Gary P. Kreick  
1188 Decatur Circle, Unit 5B  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620050801

Escrow No.: 620050801

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cynthia L. Bonner, 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 Bruce W. Robbins and Gary P. Kreick, a married couple

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 5B, CEDAR POINT A CONDO**

Tax Parcel Number(s): P118744 / 4788-000-005-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1062

Mar 18 2022

Amount Paid \$7125.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 8, 2022

Cynthia L. Bonner  
Cynthia L. Bonner

State of Idaho  
County of Franklin

I certify that I know or have satisfactory evidence that Cynthia L. Bonner is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/10/22

Nancy L. Simon  
Name: Nancy L. Simon  
Notary Public in and for the State of Idaho  
Residing at: Post Falls, ID  
My appointment expires: 10/16/24

NANCY L. SIMON  
COMMISSION NUMBER 48351  
NOTARY PUBLIC  
STATE OF IDAHO

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P118744 / 4788-000-005-0200**

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UNIT 5B, CEDAR POINT (A CONDOMINIUM), ACCORDING TO THE DECLARATION THEREOF RECORDED JANUARY 10, 2002, UNDER AUDITORS FILE NO. 200201100079 AND ANY AMENDMENTS THERETO AND SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200201100078, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	September 9, 1997
Recording No.:	9709090114
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:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	September 9, 1997
Recording No.:	9709090115
Affects:	Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

Recorded:	November 1, 1999
Recording 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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	October 12, 1999
Recording No.:	9910120069
Affects:	Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Energy, Inc., a Washington corporation
Purpose:	Electric transmission and/or distribution line, together with necessary

**EXHIBIT "B"****Exceptions  
(continued)****appurtenances**

Recording Date: June 29, 2000  
 Recording No.: 200006290057  
 Affects: Portion of said premises

6. 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  
 Purpose: Water pipeline  
 Recording Date: August 11, 2000  
 Recording No.: 200008110019  
 Affects: Portion of said premises

7. 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.  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: September 11, 2001  
 Recording No.: 200109110082  
 Affects: Portion of said premises

8. 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  
 Recording Date: December 13, 2001  
 Recording No.: 200112130003  
 Affects: Portion of said premises

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Homestead Development N.W., Inc.  
 Purpose: TCI Cablevision of Washington  
 Recording Date: March 27, 2002  
 Recording No.: 200203270001  
 Affects: Portion of said premises

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

**EXHIBIT "B"**

Exceptions  
(continued)

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. 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: January 10, 2002  
 Recording No.: 200201100079

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 27, 2004  
 Recording No.: 200404270060

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 1, 2006  
 Recording No.: 200603010116

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 4, 2007  
 Recording No.: 200706040181

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 14, 2008  
 Recording No.: 200802290192

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "B"****Exceptions  
(continued)**

Recording Date: March 29, 2013  
Recording No.: 201303290158

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 18, 2018  
Recording No.: 201810180051

13. Lien of assessments levied pursuant to the Declaration for Cedar Point a condominium to the extent provided for by Washington law.

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 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

15. Reservations contained in deed:

Recording Date: May 17, 2005  
Recording No.: 200505170080  
Regarding: Skagit County Right to Farm Ordinance

16. By Laws of the Cedar Point Condominium Owners Association and the terms and conditions thereof:

Recording Date: November 26, 2019  
Recording No.: 201911260150

17. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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."

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