

**When recorded return to:**  
Ray A. Harrell and Karan L. Harrell  
721 Cascade Palms Court  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
A COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620050510

Escrow No.: 620050510

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeanette Hollenbeck, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ray A. Harrell and Karan L. Harrell, 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 721, BLDG 2, "CASCADE PALMS CONDOMINIUM, PHASE 1"

Tax Parcel Number(s): P119767 \ 8042-000-004-0000

Subject to:

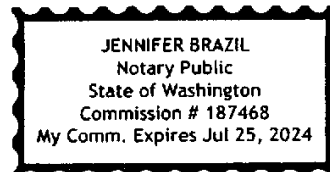
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221918

May 09 2022

Amount Paid \$4965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)Dated: 5/5/22Jeanette Hollenbeck  
Jeanette HollenbeckState of Washington  
County of SkagitThis record was acknowledged before me on 5-5-2022 by Jeanette Hollenbeck.Jennifer Brazil  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Skagit County  
My commission expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P119767 \ 8042-000-004-0000**

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UNIT 721, BUILDING 2, "CASCADE PALMS CONDOMINIUM, PHASE 1", RECORDED NOVEMBER 3, 2003, UNDER AUDITOR'S FILE NO. 200311030250, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PHASE 1 BEING MULTI-FAMILY SUB LOTS 1, 2, 3 AND 4, PHASE NO. 1, CASCADE PALMS BINDING SITE PLAN NO. 02-973, RECORDED NOVEMBER 12, 2002, UNDER AUDITOR'S FILE NO. 200211120149, RECORDS OF SAID COUNTY AND STATE;

TOGETHER WITH THOSE PORTIONS OF THE COMMON AREAS AND LIMITED COMMON AREAS AS DESCRIBED IN THE DECLARATION OF COVENANTS FOR THE CASCADE PALMS CONDOMINIUM, PHASE NO. 1, RECORDED NOVEMBER 3, 2003, UNDER AUDITOR'S FILE NO. 200311030251, RECORDS OF SAID COUNTY AND STATE.

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 granted in a document:
 

Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: November 4, 2002  
 Recording No.: 200211040108  
 Affects: Portion of said premises
  
2. 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 Cascade Palms Binding Site Plan 02-973::
 

Recording No: 200211120149

Modification(s) of said instrument:

Recording Date: August 10, 2010  
 Recording No.: 201008100048
  
3. Agreement and the terms and conditions thereof:
 

Executed by: Trail Investments LLC & William A. Stiles Jr. and Betty M. Stiles, husband and wife, et al  
 Recording Date: November 12, 2002  
 Recording No.: 200211120151
  
4. 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, as set forth in the document
 

Recording Date: November 12, 2002  
 Recording No.: 200211120150
  
5. 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 Snohomish County

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

Purpose: Water and communication lines or other similar public related facility  
 Recording Date: January 15, 2003  
 Recording No.: 200301150028  
 Affects: Portion of said premises

6. 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: November 3, 2003  
 Recording No.: 200311030251

7. Lien of assessments levied pursuant to the Declaration for Cascade Palms Owner's Association to the extent provided for by Washington law.

8. Agreement and the terms and conditions thereof:

Executed by: City of Sedro Woolley & William A. Stiles, Jr., et al  
 Recording Date: December 1, 2003  
 Recording No.: 200312010207

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

Granted to: Comcast of Washington IV, Inc.  
 Purpose: Broadband communication services  
 Recording Date: March 23, 2004  
 Recording No.: 200403230073  
 Affects: Portion of said premises

10. Agreement and the terms and conditions thereof:

Executed by: William A. Stiles Jr. and Betty M. Stiles, husband and wife and Maxine Breier, as her separate estate & Philip Mihelich and Marilyn Mihelich, husband and wife  
 Recording Date: March 23, 2001  
 Recording No.: 200103230145

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

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

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 Cascade Palms Condominium Phase 2:

Recording No: 200508080175

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

Granted to: Comcast Cable Communications Management, LLC  
 Purpose: Broadband Communication Systems  
 Recording Date: February 5, 2018  
 Recording No.: 201802050123

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

16. Assessments, if any, levied by Sedro Woolley.

Form 22P  
 Skagit Right-to-Manage Disclosure  
 Rev. 10/14  
 Page 1 of 1

**SKAGIT COUNTY  
 RIGHT-TO-MANAGE  
 NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
 Northwest Multiple Listing Service  
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 3, 2022

between Ray A Harrell Karan L Harrell ("Buyer")  
Buyer Buyer  
 and HOLLENBECK ("Seller")  
Seller Seller  
 concerning 721 CASCADE PALMS COURT Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Ray A Harrell 03/03/22  
Buyer  
Karan L Harrell 03/03/22  
Buyer

Jeanette Hollenbeck 3-4-22  
Seller  
 \_\_\_\_\_  
Seller