

When recorded return to:

Linda Borland  
1168 Decatur Circle, #B  
Burlington, WA 98233

GNW 22-15392

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles V. McConnell and Alice McConnell, husband and wife, 422 Alissa Lane, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Linda Borland, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Unit 10B, CEDAR POINT, A CONDOMINIUM

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P118754

Dated: May 09, 2022

Charles V. McConnell  
Charles V. McConnell

Alice McConnell  
Alice McConnell

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20221936  
May 11 2022  
Amount Paid \$7029.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15392-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

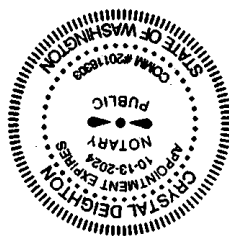
This record was acknowledged before me on 09 day of April, 2022 by Charles V. McConnell and Alice McConnell.

Signature

Crystal Deighton  
Notary

Title

My appointment expires: 10.13.2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1168 Decatur Circle, #B, Burlington, WA 98233  
Tax Parcel Number(s): P118754

**Property Description:**

Unit 10B, CEDAR POINT, A CONDOMINIUM, according to the Declaration thereof recorded January 10, 2002 under Auditor's File No. 200201100079, and the First Amended Declaration thereof recorded April 27, 2004, under Auditor's File No. 200404270060, and any amendments thereto, and Survey Map and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County, Washington.

## EXHIBIT B

22-15392-KH

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 9, 1997, as Auditor's File No's. 9709090114 and 9709090115.
2. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of utilities and related facilities, in favor of Public Utility District No.1 of Skagit County, recorded December 1, 1997 as Auditor's File No. 97120100013.
3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 9, 1997, as Auditor's File No.9709090114.
4. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of water pipeline, in favor of Public Utility District No.1 of Skagit County, recorded November 1, 1999 as Auditor's File No. 199911010143.
5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 29, 2000, as Auditor's File No. 200006290057.
6. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of water pipeline, in favor of Public Utility District No. 1 of Skagit County, recorded August 11, 2000 as Auditor's File No. 200008110019.
7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 11, 2001, as Auditor's File No. 200109110082.
8. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of water pipeline in favor of Public Utility District No.1 of Skagit County, recorded December 13, 2001 as Auditor's File No. 200112130003.
9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cedar Point, a Condominium recorded January 10, 2002 as Auditor's File No. 200201100078.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration recorded January 10, 2002, as Auditor's File No. 200201100079

Said instrument was modified by instruments recorded April 27, 2004, March 1, 2006, June 4, 2007, February 29, 2008 and March 29, 2013 under Auditor's File Nos. 200404270060, 200603010116, 200706040181, 200802290192, 201303290158 and 201810180051.

Statutory Warranty Deed  
LPB 10-05

11. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

12. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

13. Agreement, affecting subject property, regarding agricultural irrigation water service and the terms and provisions thereof between Public Utility District No. 1 of Skagit County and Homestead Northwest Development Co., its successor or assigns, recorded July 12, 2002 as Auditor's File No. 20020717008.

14. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded October 31, 2014 as Auditor's File No. 201410310133 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.