

**When recorded return to:**

Robert Lee Garrison, Jr and Terry A. Garrison  
703 Cascade Palms Court  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050298

**CHICAGO TITLE**

620050298

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charles R. Bumgarner and Jill D. Bumgarner, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Robert Lee Garrison, Jr and Terry A. Garrison, 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 703, BLDG 4, CASCADE PALMS CONDOMINIUM PHASE 2

Tax Parcel Number(s): P123136 / 8059-000-007-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222823

Jul 08 2022

Amount Paid \$5205.00

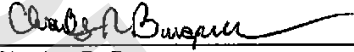
Skagit County Treasurer

By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

(continued)

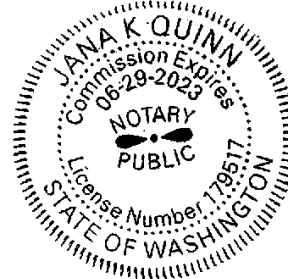
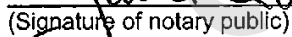
Dated: July 1, 2022



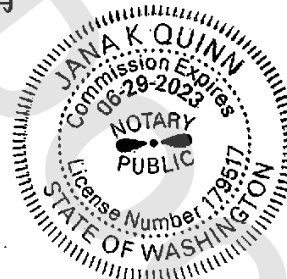
Charles R. Bumgarner



Jill D. Bumgarner

State of WashingtonCounty of SkagitThis record was acknowledged before me on 07/06/2022 by Charles R. Bumgarner.  
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 06/29/2023State of WashingtonCounty of SkagitThis record was acknowledged before me on 07/06/2022 by Jill D. Bumgarner.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 06/29/2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P123136 / 8059-000-007-0000**

UNIT 703, BUILDING 4, CASCADE PALMS CONDOMINIUM PHASE 2, ACCORDING TO THE DECLARATION THEREOF RECORDED NOVEMBER 3, 2003 UNDER AUDITOR'S FILE NO. 200311030251, RECORDS OF SKAGIT COUNTY, WASHINGTON AND ANY AMENDMENTS THERETO; AND SURVEY MAP AND PLANS RECORDED AUGUST 8, 2005, UNDER AUDITOR'S FILE NO. 200508080175, 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, granted by instrument(s);  
 Recorded: November 4, 2002  
 Auditor's No(s).: 200211040108, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: As constructed
  
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: 202211120149  
  
 Amendment to CASCADE BINDING SITE PLAN NO. 02-973 recorded under Auditor's File No. 201008100048
  
3. Agreement, including the terms and conditions thereof; entered into;  
 By: Trail Investments LLC  
 And Between: William A. Stiles Jr. and Betty M. Stiles, husband and wife, et al  
 Recorded: November 12, 2002  
 Auditor's No. 200211120151, records of Skagit County, Washington  
 Providing: Joint Private Utility Maintenance Agreement  
  
 Said agreement revised under Auditor's File No. 201008100047.
  
4. 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 CONDOMINIUMS PHASE 1:  
  
 Recording No: 200211120150
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: January 15, 2003  
 Auditor's No(s).: 200301150028, records of Skagit County, Washington  
 In favor of: Public Utility District No. 1

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

For: All things necessary or proper in the construction and maintenance of a  
water and communication lines or other similar public service related  
facility

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 8, 2005  
Recording No.: 200508080174

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 28, 2006  
Recording No.: 200608280228

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 22, 2007  
Recording No.: 200706220126

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2008  
Recording No.: 200805050116

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 12, 2008  
Recording No.: 200811120052

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2010

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

Recording No.: 201008100046

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, including the terms and conditions thereof; entered into;  
 By: City of Sedro Woolley  
 And Between: William A. Stiles, Jr., et al  
 Recorded: December 1, 2003  
 Auditor's No.: 200312010207, records of Skagit County, Washington  
 Providing: Agreement Regarding ULID 1994-2 Assessments
9. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: March 23, 2004  
 Auditor's No(s): 200403230073, records of Skagit County, Washington  
 In favor of: Comcast of Washington IV, Inc.  
 For: Broadband communication services
10. Agreement, including the terms and conditions thereof; entered into;  
 Between: William A. Stiles Jr. and Betty M. Stiles, husband and wife and Maxine Breier, as her separate estate  
 And: Philip Mihelich and Marilyn Mihelich, husband and wife  
 Dated: March 16, 2001  
 Recorded: March 23, 2001  
 Auditor's File No.: 200103230145, records of Skagit County, Washington  
 Regarding: Access easement and maintenance and improvement
11. 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 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

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

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. 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 June 08, 2022  
between Robert Garrison Jr Terry Garrison ("Buyer")  
Buyer Buyer  
and Charles R Bumgarner Jill D Bumgarner ("Seller")  
Seller Seller  
concerning 703 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.

Authenticator  
Robert Garrison Jr 06/08/2022  
Buyer Date  
Authenticator  
Terry Garrison 06/08/2022  
Buyer Date

Authenticator  
Charles R Bumgarner 06/09/22  
Seller Date  
Authenticator  
Jill D Bumgarner 06/09/22  
Seller Date