

When recorded return to:

Randal Merritt
1154 Decatur Cir
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052507

CHICAGO TITLE
620052507

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223708

Sep 08 2022

Amount Paid \$6165.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karla Neely, 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 Randal Merritt, an unmarried person

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

UNIT 2B, CEDAR POINT, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF
RECORDED APRIL 27, 2004, UNDER AUDITOR'S FILE NO. 200404270060 AND SURVEY MAP
AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200201100078, RECORDS
OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 17, BURLINGTON
ACREAGE PROPERTY IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P118738 / 4788-000-002-0200

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 29, 2022

Karla Neely
Karla Neely

State of Washington
County of Skaagit
This record was acknowledged before me on 08/31/2022 by Karla Neely.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

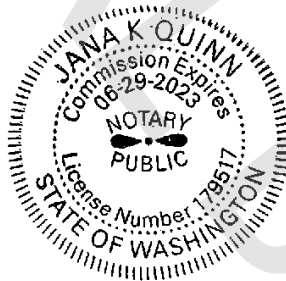


EXHIBIT "A"

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, a Washington corporation
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 granted in a document:

Granted to:	Puget Sound Energy, Inc., a Washington corporation
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 granted in a document:

Granted to:	Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
Purpose:	Water pipeline
Recording Date:	November 1, 1999
Recording No.:	199911010143
Affects:	Portion of said premises
4. 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 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 appurtenances

EXHIBIT "A"Exceptions
(continued)

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 granted in a document:

Granted to: 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 set forth in a document:

In favor of: 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 granted in a document:

Granted to: TCI Cablevision of Washington
 Purpose: MDU Broadband Services Agreement
 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
 Recording No. 9809230032, records of Skagit County, Washington

EXHIBIT "A"

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
 Recording 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

 Amended by instrument(s):

 Recording No.: 200404270060
 Recording No.: 200603010116
 Recording No.: 200706040181
 Recording No.: 200802290192
 Recording No.: 201303290158
 Recording No.: 201810180051

13. 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 Suvey Map and Plans of Cedar Point a Condominium:

 Recording No: 200201100078

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

EXHIBIT "A"Exceptions
(continued)

15. Bylaws of the Cedar Point Condominium Owners Association, including the terms, covenants and provisions thereof

Recording Date: November 26, 2019

Recording No.: 201911260150

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, 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. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Burlington.

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 August 20, 2022
between Randall Merritt ("Buyer")
Buyer Buyer
and Karla Neely ("Seller")
Seller Seller
concerning 1205 Decatur Cir #2B Burlington WA 98233 (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.

Randall Merritt 8/20/22 Karla Neely 8/21/22
Buyer Date Seller Date

Buyer Date Seller Date