

**When recorded return to:**

Frances M. Oxenham  
1142 Sinclair Way, Unit 59  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
*620052112*

Escrow No.: 620052112

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David P. Reinhardt, an unmarried person, as his 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 Frances M. Oxenham, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
UNIT 59, THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM, ACCORDING TO THE  
DECLARATION THEREOF RECORDED FEBRUARY 2, 1998, UNDER AUDITOR'S FILE NO.  
9802050054, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS  
THERETO, AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER  
AUDITOR'S FILE NO. 199909170115, 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): P116259 / 4739-000-059-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223729

Sep 09 2022

Amount Paid \$5589.00

Skagit County Treasurer

By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620052112

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 1, 2022

David P. Reinhardt  
David P. Reinhardt

State of Washington  
County of Snohomish

This record was acknowledged before me on 09/01/2022 by David P. Reinhardt.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: Ingress, egress and utilities  
Recording Date: November 17, 1995  
Recording No.: 9511170069  
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: City of Burlington  
Purpose: Drainage  
Recording Date: October 16, 1996  
Recording No.: 9610160021  
Affects: Portion of said premises
  
3. 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., a Washington corporation  
Purpose: Underground electric system  
Recording Date: September 9, 1997  
Recording No.: 9709090114  
Affects: Portion of said premises
  
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., a Washington corporation  
Purpose: Underground electric system  
Recording Date: September 9, 1997  
Recording No.: 9709090115  
Affects: Portion of said premises
  
5. 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, a municipal corporation  
Purpose: Water Pipeline  
Recording Date: December 1, 1997  
Recording No.: 9712010013  
Affects: Portion of said premises
  
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

**EXHIBIT "A"**

Exceptions  
(continued)

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 Survey Map and Plans of First Amendment to Cedars:

Recording No: 9802050053

7. 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 Survey Map and Plans Third Amendment to the Cedars:

Recording No: 199909170115

8. 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: Declaration of Condominium  
Recording Date: February 5, 1998  
Recording No.: 9802050054

Amends and restates that instrument recorded under Recording No. 9712080065

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 1999  
Recording No.: 9907130112

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 16, 1999  
Recording No.: 9908160158

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: September 17, 1999  
Recording No.: 199909170116

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 2000  
Recording No.: 200008240077

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 23, 2002  
Recording No.: 200210230125

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 20, 2003  
Recording No.: 200302200070

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2006  
Recording No.: 200610170109

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 2010  
Recording No.: 201005110027

9. Lien of assessments levied pursuant to the Declaration for The Cedars Condominium to the extent provided for by Washington law.
10. Agreement and the terms and conditions thereof:
- Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest, inc.  
Recording Date: September 23, 1998  
Recording No.: 9809230032  
Regarding: Irrigation water service
11. 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, a municipal corporation  
Purpose: Water pipeline  
Recording Date: October 29, 1999

**EXHIBIT "A"**Exceptions  
(continued)

- Recording No.: 199911010143  
Affects: Portion of said premises
12. 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., a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 29, 2000  
Recording No.: 200006290057  
Recording Date: September 11, 2001  
Recording No.: 200109110082  
Affects: Portion of said premises
13. 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, a municipal corporation  
Purpose: Water pipeline  
Recording Date: August 11, 2000  
Recording No.: 200008110019  
Affects: Portion of said premises
14. 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, a municipal corporation  
Purpose: Water pipeline  
Recording Date: December 13, 2001  
Recording No.: 200112130003  
Affects: Portion of said premises
15. MDU Broadband Services Agreement and the terms and conditions thereof:
- Executed by: Homestead Development N.W., Inc. and TCI Cablevision of Washington, Inc.  
Recording Date: March 27, 2002  
Recording No.: 200203270001
16. Agricultural irrigation Water Service Agreement and the terms and conditions thereof:
- Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest Development Co.

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: July 17, 2002  
Recording No.: 200207170008

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 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.

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

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

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 8, 2022  
between Frances M. Oxenhan ("Buyer")  
Buyer Buyer  
and David P Reinhardt ("Seller")  
Seller Seller  
concerning 1142 Sinclair Wy 59 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.

Frances M. Oxenhan 8-8-2022 David P Reinhardt 08/09/22  
Buyer Date Seller Date

\_\_\_\_\_  
Buyer Date Seller Date