



202212150069

12/15/2022 02:51 PM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

When recorded return to:

Thomas P. Hoban, Jr.
CEP III - Cascade 14, LLC, a Washington limited
liability company
c/o Coast Equity Partners III, LLC, 2829 Rucker
Ave
Everett, WA 98201

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2022 4912
DEC 15 2022

Amount Paid \$ 926,980.00
Skagit Co. Treasurer
By *BM* Deputy

Escrow No.: 224450-NCS

DOCUMENT TITLE(S)

Special Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

CEP III - Cascade 14, LLC, a Washington limited liability company

☐ Additional names on page _____ of document

CHICAGO TITLE
020053062

GRANTEE(S)

CEP III *Cascade* 22, LLC, a Washington limited liability company

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Entire Condominium, Cascade Estates Condominium

All units in building # 1-5 of Cascade Estates Condominiums

TAX PARCEL NUMBER(S)

P126756 / 4930-001-101-0000, P126757 / 4930-001-102-0000, P126758 / 4930-001-103-0000,
P126759 / 4930-001-104-0000, P126760 / 4930-001-105-0000, P126761 / 4930-001-106-0000,
P126762 / 4930-001-107-0000, P126763 / 4930-001-108-0000, P126764 / 4930-001-201-0000,
P126765 / 4930-001-202-0000, P126766 / 4930-001-203-0000, P126767 / 4930-001-204-0000,
P126768 / 4930-001-205-0000, P126769 / 4930-001-206-0000, P126770 / 4930-001-207-0000,
P126771 / 4930-001-208-0000, P126772 / 4930-001-301-0000, P126773 / 4930-001-302-0000,
P126774 / 4930-001-303-0000, P126775 / 4930-001-304-0000, P126776 / 4930-001-305-0000,
P126777 / 4930-001-306-0000, P126778 / 4930-001-307-0000, P126779 / 4930-001-308-0000,
P126780 / 4930-001-999-0000, P126781 / 4930-002-109-0000, P126782 / 4930-002-110-0000,
P126783 / 4930-002-111-0000, P126784 / 4930-002-112-0000, P126785 / 4930-002-113-0000,
P126786 / 4930-002-114-0000, P126787 / 4930-002-115-0000, P126788 / 4930-002-116-0000,

P126789 / 4930-002-209-0000, P126790 / 4930-002-210-0000, P126791 / 4930-002-211-0000,
P126792 / 4930-002-212-0000, P126793 / 4930-002-213-0000, P126794 / 4930-002-214-0000,
P126795 / 4930-002-215-0000, P126796 / 4930-002-216-0000, P126797 / 4930-002-309-0000,
P126798 / 4930-002-310-0000, P126799 / 4930-002-311-0000, P126800 / 4930-002-312-0000,
P126801 / 4930-002-313-0000, P126802 / 4930-002-314-0000, P126803 / 4930-002-315-0000,
P126804 / 4930-002-316-0000, P126805 / 4930-002-900-0000, P126806 / 4930-002-900-0100,
P126807 / 4930-002-900-0200, P126808 / 4930-003-117-0000, P126809 / 4930-003-118-0000,
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P126816 / 4930-003-217-0000, P126817 / 4930-003-218-0000, P126818 / 4930-003-219-0000,
P126819 / 4930-003-220-0000, P126820 / 4930-003-221-0000, P126821 / 4930-003-222-0000,
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P126834 / 4930-004-125-0000, P126835 / 4930-004-126-0000, P126836 / 4930-004-127-0000,
P126837 / 4930-004-128-0000, P126838 / 4930-004-129-0000, P126839 / 4930-004-130-0000,
P126840 / 4930-004-131-0000, P126841 / 4930-004-132-0000, P126842 / 4930-004-225-0000,
P126843 / 4930-004-226-0000, P126844 / 4930-004-227-0000, P126845 / 4930-004-228-0000,
P126846 / 4930-004-229-0000, P126847 / 4930-004-230-0000, P126848 / 4930-004-231-0000,
P126849 / 4930-004-232-0000, P126850 / 4930-004-325-0000, P126851 / 4930-004-326-0000,
P126852 / 4930-004-327-0000, P126853 / 4930-004-328-0000, P126854 / 4930-004-329-0000,
P126855 / 4930-004-330-0000, P126856 / 4930-004-331-0000, P126857 / 4930-004-332-0000,
P126858 / 4930-004-999-0000, P1268 59 / 4930-005-234-0000, P126860 / 4930-005-133-0000,
P126861 / 4930-005-233-0000, P126862 / 4930-005-234-0000 and P126863 / 4930-005-999-0000

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

When Recorded Return to and send tax bills to:

CEP III – Cascade 22, LLC
c/o Coast Equity Partners III, LLC
2829 Rucker Avenue
Everett, WA 98201

Grantor:	CEP III – Cascade 14, LLC, a Washington limited liability company
Grantee(s):	CEP III – Cascade 22, LLC, a Washington limited liability company
Legal Description (abbreviated):	Entire Condominium, Cascade Estates Condominium
Complete legal description on Page 3	
Assessor's Property Tax Parcel/Account Numbers: P126756 / 4930-001-101-0000, P126757 / 4930-001-102-0000, P126758 / 4930-001-103-0000, P126759 / 4930-001-104-0000, P126760 / 4930-001-105-0000, P126761 / 4930-001-106-0000, P126762 / 4930-001-107-0000, P126763 / 4930-001-108-0000, P126764 / 4930-001-201-0000, P126765 / 4930-001-202-0000, P126766 / 4930-001-203-0000, P126767 / 4930-001-204-0000, P126768 / 4930-001-205-0000, P126769 / 4930-001-206-0000, P126770 / 4930-001-207-0000, P126771 / 4930-001-208-0000, P126772 / 4930-001-301-0000, P126773 / 4930-001-302-0000, P126774 / 4930-001-303-0000, P126775 / 4930-001-304-0000, P126776 / 4930-001-305-0000, P126777 / 4930-001-306-0000, P126778 / 4930-001-307-0000, P126779 / 4930-001-308-0000, P126780 / 4930-001-999-0000, P126781 / 4930-002-109-0000, P126782 / 4930-002-110-0000, P126783 / 4930-002-111-0000, P126784 / 4930-002-112-0000, P126785 / 4930-002-113-0000, P126786 / 4930-002-114-0000, P126787 / 4930-002-115-0000, P126788 / 4930-002-116-0000, P126789 / 4930-002-209-0000, P126790 / 4930-002-210-0000, P126791 / 4930-002-211-0000, P126792 / 4930-002-212-0000, P126793 / 4930-002-213-0000, P126794 / 4930-002-214-0000, P126795 / 4930-002-215-0000, P126796 / 4930-002-216-0000, P126797 / 4930-002-309-0000, P126798 / 4930-002-310-0000, P126799 / 4930-002-311-0000, P126800 / 4930-002-312-0000, P126801 / 4930-002-313-0000, P126802 / 4930-002-314-0000, P126803 / 4930-002-315-0000, P126804 / 4930-002-316-0000, P126805 / 4930-002-900-0000, P126806 / 4930-002-900-0100, P126808 / 4930-003-117-0000, P126809 / 4930-003-118-0000, P126810 / 4930-003-119-0000, P126811 / 4930-003-120-0000, P126812 / 4930-003-121-0000, P126813 / 4930-003-122-0000, P126814 / 4930-003-123-0000, P126815 / 4930-003-124-0000, P126816 / 4930-003-217-0000, P126817 / 4930-003-218-0000, P126818 / 4930-003-219-0000, P126819 / 4930-003-220-0000, P126820 / 4930-003-221-0000, P126821 / 4930-003-222-0000, P126822 / 4930-003-223-0000, P126823 / 4930-003-224-0000, P126824 / 4930-003-317-0000, P126825 / 4930-003-318-0000, P126826 / 4930-003-319-0000, P126827 / 4930-003-320-0000, P126828 / 4930-003-321-0000, P126829 / 4930-003-322-0000, P126830 / 4930-003-323-0000, P126831 / 4930-003-324-0000, P126832 / 4930-003-999-0000, P126833 / 4930-003-999-0100, P126834 / 4930-004-125-0000, P126835 / 4930-004-126-0000, P126836 / 4930-004-127-0000, P126837 / 4930-004-128-0000, P126838 / 4930-004-129-0000, P126839 / 4930-004-130-0000, P126840 / 4930-004-131-0000, P126841 / 4930-004-132-0000, P126842 / 4930-004-225-0000, P126843 / 4930-004-226-0000, P126844 / 4930-004-227-0000, P126845 / 4930-004-228-0000, P126846 / 4930-004-229-0000, P126847 / 4930-004-230-0000, P126848 / 4930-004-231-0000, P126849 / 4930-004-232-0000, P126850 / 4930-004-325-0000, P126851 / 4930-004-326-0000, P126852 / 4930-004-327-0000, P126853 / 4930-004-328-0000, P126854 / 4930-004-329-0000, P126855 / 4930-004-330-0000, P126856 / 4930-004-331-0000, P126857 / 4930-004-332-0000, P126858 / 4930-004-999-0000, P126859 / 4930-005-234-0100, P126860 / 4930-005-133-0000, P126861 / 4930-005-233-0000, P126862 / 4930-005-234-0000, P126863 / 4930-005-999-0000 and P126807 / 4930-002-900-0200	

SPECIAL WARRANTY DEED

Grantor, CEP III – Cascade 14, LLC, a Washington limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00), in hand paid, grants, bargains, sells, conveys and confirms to CEP III – Cascade 22, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

Legal description is attached hereto as Exhibit A, incorporated herein by this reference.

Subject to the Permitted Exceptions set forth on Exhibit B, incorporated herein by this reference and ad valorem taxes for the year in which Closing occurs and subsequent years.

Grantor, for Grantor and for Grantor's successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise, Grantor will forever warrant and defend the real estate described herein.

Executed as of this 15th day of December, 2022 to be effective as of the recording date stamped above.

CEP III – Cascade 14, LLC, a Washington limited liability company

By: Coast Equity Partners III, LLC

Its: Manager

By: Hoban Realty Interests, L.L.C.

Its: Manager

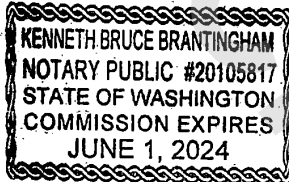
By: 

Printed Name: Thomas P. Hoban, Jr., Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me Thomas P. Hoban Sr., to me known to be the MANAGER of Coast Equity Partners III, LLC, the manager of CEP III-CASCADE 14, LLC, the entity described in and which executed the within and foregoing instrument, and acknowledged that he signed the same as the free and voluntary act and deed of such entity, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13 day of December, 2022.



Notary Public

[print notary's name]

Notary Public in and for the State of Washington
residing at Bothell, WA

My commission expires: June 1, 2024

EXHIBIT A**LEGAL DESCRIPTION****PARCEL "X":**

All Units in Building Nos. 1 through 5, inclusive and common areas, "CASCADE ESTATES CONDOMINIUM", as per Survey Map and Plans recorded June 11, 2007, under Auditor's File No. 200706110218 and amended by instrument recorded November 15, 2007 under Auditor's File No. 200711150014; and described in that certain Condominium Declaration recorded June 11, 2007 under Auditor's File No. 200706110219 and amended by instrument recorded November 15, 2007 under Auditor's File No. 200711150015.

Situated in Skagit County, Washington.

PARCEL "Y":

All those portions of the following described Parcel "Z", if any, not incorporated into the legal description of Parcel "X" as described above:

Situated in Skagit County, Washington.

PARCEL "Z":

All those portions of Parcels 4, 5, 6 and 9 of Binding Site Plan No. 2-95 of Cascade Place/Cascade Meadows, approved January 18, 1996 and recorded January 18, 1996 as Auditor's File No. 9601180033, in Volume 12 of Short Plats, at Pages 66, 67 and 68, more fully described as Parcels "A" and "B" on that certain deed in favor of Queens Plate Development, Inc. recorded as Auditor's File No. 200608280248; TOGETHER WITH appurtenant rights of access as set forth on said Binding Site Plan.

Situated in Skagit County, Washington

EXHIBIT B**PERMITTED EXCEPTIONS**

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	June 27, 1930
Recording No.:	234986
2. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of Gages Slough herein named, or its banks, or which may result from such change in the future.
3. 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 Binding Site Plan No. 2-95:

Recording No: 9601180033
4. Reservations contained in Deed, including the terms, covenants and provisions thereof

Recording Date: January 18, 1996
Recording No.: 9601180067
7. Agreement, including the terms, covenants and provisions thereof

Recording Date: June 26, 1998
Recording No.: 9806260178
5. Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 9609030041
Recording No.: 9609030043
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a documents:

Granted to:	John Kevin Rasar and Jeffrey Dan Rasar
Purpose:	Utilities
Recording:	June 18, 1997
Recording No:	9706180076

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

Granted to: Puget Sound Energy, Inc., formally Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: June 1, 2001
Recording No.: 200106010014

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

Granted to: TCI Cablevision of Washington Inc. Communication Lines
Purpose: Communication Lines
Recording Date: February 15, 2002
Recording No.: 200202150067

9. Water Service Contract, including the terms, covenants and provisions thereof

Recording No.: 200204180028
Recording No.: 200302060010

10. 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
Purpose: Utilities
Recording Date: April 18, 2002
Recording No.: 200204180029

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 Estates Condominium and First Amendment:

Recording No.: 200706110218

Amendment:
Recording No.: 200711150014

12. 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: June 11, 2007

Recording No.: 200706110219

13. 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 System
Recording Date: March 16, 2015
Recording No.: 201503160063

14. 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."

15. Taxes and assessments, special and general, not yet due and payable in the year 2022 and thereafter.