

When recorded return to:
Jeff Dodge
1162 Sinclair Way
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236796
Jun 07 2023
Amount Paid \$4005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053436

CHICAGO TITLE
620053436

STATUTORY WARRANTY DEED

THE GRANTOR(S) June C. Logsdon, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jeff Dodge, an unmarried person

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.)

LT 55, 'THIRD AMENDMENT TO THE CEDARS, A CONDO', BEING PTN SE 1/4 SE 1/4 SEC
5-34-4E, W.M.

Tax Parcel Number(s): P116255 / 4739-000-055-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated:

6-6-2023

June C. Logsdon

June Logsdon

State of

WA

County of

SkagitThis record was acknowledged before me on 6-6-23 by June C. Logsdon.

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 9-11-23

KYLE BEAM
Notary Public
State of Washington
Commission # 210008
My Comm. Expires Sep 11, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116255 / 4739-000-055-0000

LOT 55, 'THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM', ACCORDING TO AMENDED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 199908240077 AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 199909170115, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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
Recording No.: 9709090115
Affects: Portion of said premises

2. 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.: 199908160158

Modification(s) of said covenants, conditions and restrictions

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

3. Lien of assessments levied pursuant to the Declaration for Third Amendment to the Cedars Condominium to the extent provided for by Washington law.
4. Irrigation Water Service Agreement and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest, Inc.
 Recording Date: September 23, 1998
 Recording No.: 9809230032

5. 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 Third Amendment to the Cedars, a Condominium:

Recording No: 199909170115

6. 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: November 1, 1999
 Recording No.: 199911010143
 Affects: Portion of said premises

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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

EXHIBIT "B"

Exceptions
(continued)

NR Lands."

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