

**When recorded return to:**  
Molly Jo Coddens  
12462 Gwen Drive Unit 3  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237241  
Jul 13 2023  
Amount Paid \$7295.40  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

**CHICAGO TITLE**  
620053893

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053893

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William H. Dore, Jr. and Marilyn A. Dore, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Molly Jo Coddens, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
UNIT 3, CEDARCREST CONDOMINIUM NO. 1, ACCORDING TO DECLARATION THEREOF  
RECORDED UNDER AUDITOR'S FILE NO. 850333 AND AMENDED BY ADDENDUM  
RECORDED UNDER AUDITOR'S FILE NO. 9108070056, RECORDS OF SKAGIT COUNTY  
WASHINGTON AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 11 OF  
PLATS, PAGES 57 AND 58, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A  
PORTION OF LOT 20, PLAT OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGES 5 AND 6, 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): P79725 / 4351-000-003-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 7/10/2023

William H. Dore, Jr.  
William H. Dore, Jr.

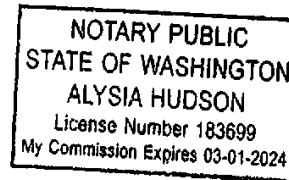
Marilyn A. Dore  
Marilyn A. Dore

State of Washington

County of Skagit

This record was acknowledged before me on July 10, 2023 by William H. Dore, Jr.  
and Marilyn A. Dore.

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



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 6, 1936  
Auditor's No(s): 276867, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Note: Exact location and extent of easement is undisclosed of record.
  
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 Country Club Estates:  
  
Recording No: Volume 11 of plats, pages 5 and 6
  
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 Cedarcrest Condominium No. 1:  
  
Recording No: 850332
  
4. Covenants, conditions and restrictions contained in instrument;  
Recorded: April 22, 1977  
Auditor's File No.: 856659, records of Skagit County, Washington  
Executed By: Robert W. Fisher and Gloria J. Fisher, husband and wife, Allen D. Brown and Gwen E. Brown, husband and wife and Gary K. McMillen and Patricia McMillen, husband and wife  
As Follows:  
  
Reserving to the grantors, their heirs, successors, and assigns, an easement over, under, upon, and across the Southerly 10 feet of the Easterly 33 feet of the Westerly 184.00 feet of the common areas and facilities of said condominium described in Articles of Declaration recorded under Auditor's File No. 850333, records of Skagit County, Washington, to construct, reconstruct, operate, inspect, maintain, or remove lines of television transmission, consisting of such underground conduits, cables, and wires with necessary facilities and equipment for the purpose of serving the condominium and other property with television reception, together with the right to enter upon said premises at all times for the purposes stated.

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

Also reserving to the grantors, their heirs, successors, and assigns, an easement over, under, upon, and across the most Northeasterly 25 feet of the common areas and facilities of said condominium described in Articles of Declaration recorded under Auditor's File No. 850333, records of Skagit County, Washington, to construct, reconstruct, operate, inspect, maintain, or remove a sewer line for the benefit of Lot 19, Country Club Estates, according to the plat thereof recorded in Volume 11 of Plats, pages 5 and 6, records of Skagit County, Washington, together with the right to enter upon said premises at all times for the purposes stated.

The property is intended to be used for residential purposes.

5. Exceptions and reservations as contained in Deed;  
 From: United States of America  
 Recorded: April 25, 1944  
 Auditor's File No.: 370952, records of Skagit County, Washington  
 As Follows:

Reserving to the United States of America, a  $\frac{3}{4}$  interest in the oil, gas, coal and other mineral rights of whatsoever nature upon, in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to the use of such parts of the surface as may be necessary for mining and savings said minerals.

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: Declaration and Covenants, Conditions Restrictions and Reservation for Cedarcrest Condominium No. 1  
 Recording Date: February 2, 1977  
 Recording No.: 850333

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 7, 1991  
 Recording No.: 9108070056

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2017  
 Recording No.: 201710170060

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

7. Lien of assessments levied pursuant to the Declaration for Cedarcrest Condominium No. 1 to the extent provided for by Washington law.
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: December 23, 1974  
Auditor's No(s): 811522, records of Skagit County, Washington
9. Agreement, including the terms and conditions thereof; entered into;  
By: TCI Cablevision of Washington, Inc.  
And Between: Cedarcrest Condominium Association  
Recorded: December 10, 1999  
Auditor's No. 199912100102, records of Skagit County, Washington  
Providing: Multiple Dwelling Unit Service Agreement  
Affects: Said premises and other property
10. 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."
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.