

When recorded return to:

Richard Allen Cabe and Jacqueline Lynelle Cabe
13136 Bridgeview Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237538

Aug 04 2023

Amount Paid \$20420.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18862-TB

THE GRANTOR(S) **Herbert E. Telidetzki and Dayna L. Telidetzki, husband and wife**, 61 Rochester Cove,
Jackson, TN 38305,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Richard Allen Cabe and Jacqueline Lynelle Cabe, husband and wife**

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

Lot 2, FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I, according to the plat thereof recorded in
Volume 15 of Plats, pages 174 and 175, records of Skagit County, Washington;

EXCEPT that portion of said premises lying within the following described parcel:

Commencing at the Southwest corner of Lot 1 of said Final Plat of Bridgewater Estates, Phase I;
thence South 89°34'25" East, 179.04 feet along the South line of said Lot 1 to an angle point in said South line;
thence South 00°25'35" West, 15.00 feet along said South lot line to the Northwest corner of Lot 1 of Skagit County
Short Plat No. 93-033, approved August 20, 1993, and recorded August 20, 1993, in Volume 10 of Short Plats,
pages 223, and 224, under Auditor's File No. 9308200096, records of Skagit County, Washington, being a portion
of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian, and being
the true point of beginning;
thence South 89°34'25" East, 26 7.52 feet along the North line of said Lot 1 of Skagit County Short Plat 93-033
(also being the South line of said Lots 1, 2, and 3, Final Plat of Bridgewater Estates, Phase I) to the Northeast corner
of said Lot 1, Skagit County Short Plat No. 93-033;
thence North 00°24'54" East, 15.24 feet, more or less, along the Northerly projection of the East line of said Lot 1,
Skagit County Short Plat 93-033 to an existing East-West fence line as the same is shown on the face of said Final
Plat of Bridgewater Estates, Phase I;
thence North 89°09'11" West, 267.52 feet, more or less, along said existing East-West fence line or fence line
projected to a point bearing North 00°25'35" East from the true point of beginning;
thence South 00°25'35" West, 17.20 feet to the true point of beginning.

P105627/4626-000-002-0001

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Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 2, Bridgewater Estates, Ph. 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P105627/4626-000-002-0001

Dated: 8/2/2023

Herbert E. Telidetzki

Herbert E. Telidetzki

Dayna L. Telidetzki

Dayna L. Telidetzki

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2nd day of August, 2023 by Herbert E. Telidetzki and Dayna L. Telidetzki.

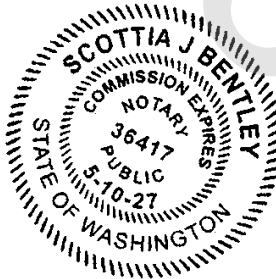
Scottia J Bentley

Signature

Notary

Title

My commission expires: 05/10/27



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EXHIBIT A

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2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Agreement, affecting subject property, regarding the fence line between lots 13 and 14 and the terms and provisions thereof between Bernice Fender and E. Weidenbach, et al, recorded February 15, 1983 as Auditor's File No. 8302150021.

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on September 24, 1992 and recorded October 15, 1992, as Auditor's File No. 9210150102.

12. Agreement, affecting subject property, regarding water supply and the terms and provisions thereof between King's Men Construction and P.U.D. No. 1 of Skagit County, dated October 16, 1992 recorded October 21, 1992 as Auditor's File No. 9210210096.

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13. Agreement, affecting subject property, regarding payment for drainage services and the terms and provisions thereof between King's Men Construction, Inc., a Washington Corporation and Drainage District No. 8 of Skagit County, Washington, dated July 28, 1992, recorded April 6, 1994 as Auditor's File No. 9404060081.

Said Agreement was re-recorded and Amended by document recorded under Auditor's File No. 9404190099.

14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Final Plat of Bridgewater Estates, Phase I recorded May 24, 1994, as Auditor's File No. 9405240117. The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

15. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Fermin J. (Skip) Yadon and Claud O. Linn, d/b/a King's Men Construction, Inc., a Washington State Corporation, dated August 25, 1994, recorded August 26, 1994 as Auditor's File No. 9408260106. Above covenants, conditions and restrictions were amended on May 20, 2015 and recorded June 2, 2015 as Auditor's File No. 201506020102.

16. Terms, conditions and provisions set forth in the By-Laws for Bridgewater Estates Homeowners Association, recorded under Auditor's File No. 9408260104, and in Articles of Incorporation for said Association, recorded under Auditor's File No. 9408260105.

Amended and Restated Bylaws of Bridgewater Estates Homeowners Association recorded as Auditor's File No. 201506020102.

17. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on April 17, 2012 as Auditor's File No. 201204170129.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A

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