

**When recorded return to:**

John P Daniels and Nikki M Daniels  
1027 Fidalgo Drive Unit 8  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238149

Sep 21 2023

Amount Paid \$7365.00  
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.: 620054779

CHICAGO TITLE CO.

620054779

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John G. Dyngen, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys and warrants to John P Daniels and Nikki M Daniels, a married couple

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.)

UNIT 8, THE CEDARS, A CONDO

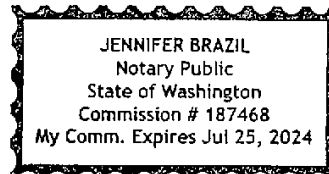
Tax Parcel Number(s): P112569 / 4705-000-008-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: September 15, 2023John G Dyngen by Roy Dyngen, as his attorney in factJohn G. Dyngen by  
Roy Dyngen, as his attorney in factState of Washington  
County of SkagitThis record was acknowledged before me on 9-15-2023 by Roy Dyngen as Attorney in Fact of  
John G. Dyngen.Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P112569 / 4705-000-008-0000**

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UNIT 8, 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 IN VOLUME 16 OF PLATS, PAGES 214 THROUGH 219 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 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, encroachments, dedications, building setback lines, notes, statements, and other matters, if

**EXHIBIT "B"****Exceptions  
(continued)**

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 The Cedars Condominium:

Recording No: 9712080064

Modification(s) of said Condo Map:

Recording Date: February 5, 1998  
Recording No.: 9802050053

Modification(s) of said Condo Map:

Recording Date: July 13, 1999  
Recording No.: 9907130111

Modification(s) of said Condo Map:

Recording Date: October 23, 2002  
Recording No.: 200210230124

7. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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

Modification(s) of said covenants, conditions and restrictions

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

8. Lien of assessments levied pursuant to the Declaration for The Cedars Condominium to the extent provided for by Washington law.

9. 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

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

**EXHIBIT "B"**

Exceptions  
(continued)

- In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation  
Purpose: Water pipeline  
Recording Date: October 29, 1999  
Recording No.: 199911010143  
Affects: Portion of said premises
11. 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  
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: 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
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: December 13, 2001  
Recording No.: 200112130003  
Affects: Portion of said premises
14. 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
15. Agricultural 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  
Development Co.  
Recording Date: July 17, 2002  
Recording No.: 200207170008

16. 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."

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. Assessments, if any, levied by Burlington.
19. City, county or local improvement district assessments, if any.



**John L. Scott**  
REAL ESTATE

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 18, 2023  
between John P Daniels Nikki M Daniels ("Buyer")  
Buyer Buyer  
and John G Dyngen ("Seller")  
Seller Seller  
concerning 1027 Fidalgo Drive 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.

Authenticate  
John P Daniels 08/18/2023  
Buyer Date

John Dyngen 8/19/23  
Seller Date

Authenticate  
Nikki M Daniels 08/18/2023  
Buyer Date

Seller Date