

202310200068

10/20/2023 03:30 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Winston Card and Kristine Robee Card  
Address: 410 Cambridge Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238475

Oct 20 2023

Amount Paid \$11075.00  
Skagit County Treasurer  
By Lena Thompson Deputy

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Escrow Number: 816408RT

Filed for Record at Request of: Land Title and Escrow #209947-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S), Gregory M. Chilson and Jessica C. Chilson, who acquired title as Gregory Michael Chilson and Jessica Carretero Chilson, a married couple for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Winston Card and Kristine Robee Card, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 2, "PLAT OF JONES ESTATES", according to the plat thereof recorded July 16, 2019, under Auditor's File No. 201907160029, records of Skagit County, Washington. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.**

***Subject to: See attached Exhibit A, which is made a part hereof by this reference.***

Tax Parcel Number(s): P134806

Dated: October 11th 2023

*This page is attached to and made a part of the Statutory Warranty Deed*

  
\_\_\_\_\_  
Gregory M. Chilson

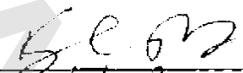
  
\_\_\_\_\_  
Jessica C. Chilson

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on 10-12-23 by Gregory M. Chilson  
and Jessica C. Chilson.



  
\_\_\_\_\_  
Name: Kyle Beam  
My Commission Expires: ~~9-11-23~~ KB  
9-11-27

**Exhibit A**

**Subject To:**

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Drainage District No. 14, Skagit County, Washington  
Purpose: Right-of-way for drainage ditch  
Area Affected: Exact width and location not disclosed on the record  
Recorded: February 26, 1935  
Auditor's No.: Volume 166 of Deeds, page 584

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation, a corporation  
Purpose: Pipe line  
Area Affected: A strip of land 50 feet in width, the centerline of which is described as follows: Beginning at a point on the South line of said South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  839.6 feet East of the Southwest corner thereof; thence North  $49^{\circ}19'$  East, 23.5 feet to the North right-of-way line of the County road and true point of beginning; thence North  $49^{\circ}19'$  East, 859.2 feet; thence North  $83^{\circ}21'$  East, 188.2 feet to the West line of the Brunk property.  
Dated: April 29, 1957  
Recorded: May 13, 1957  
Auditor's No.: 551204

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County  
Purpose: Pipe line  
Area Affected: West 25 feet of the subject property  
Dated: October 1, 1971  
Recorded: December 2, 1971  
Auditor's No.: 761396

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Short Plat No. 80-78  
Recorded: November 1, 1978  
Auditor's No.: 890505

**MATTERS DISCLOSED BY RECORD OF SURVEY (Short Plat No. 70-80):**

Recorded: July 7, 1980  
Auditor's File No.: 8007070001

**MATTERS DISCLOSED BY RECORD OF SURVEY**

Filed: October 15, 1986  
Volume/Page: Volume 6 of Surveys,

**ORDINANCE NO. 937 AND THE TERMS AND CONDITIONS THEREOF:**

Given By: The City Council of the City of Sedro-Woolley  
Purpose: Annexing certain territory contiguous to said City lying North of Jones Road and East of Birch Lane and making it a part of said City and fixing voting districts therein.  
Approved: June 9, 1980  
Recorded: March 12, 1987

Auditor's No.: 8703120024

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected: Exact location not disclosed

Dated: June 12, 2017

Recorded: July 24, 2017

Auditor's No.: 201707240177

**PERMANENT STORMWATER CONTROL FACILITIES OPERATION AND MAINTENANCE MANUAL AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: May 7, 2019

Auditor's No.: 201905070079

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Plat of Jones Estates

Recorded: July 16, 2019

Auditor's No.: 201907160029

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:**

Recorded: July 16, 2019

Auditor's No.: 201907160030

**ASSIGNMENT OF DECLARATION RIGHTS UNDER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR THE PLAT OF JONES ESTATES AKA "THE PARK IN SEDRO-WOOLLEY":**

Recorded: November 14, 2019

Auditor's No.: 201911140051

**FIRST AMENDMENT TO DECLARATION OF COVENANTS FOR CAMBRIDGE COMMONS (FKA THE PARK IN SEDRO-WOOLLEY):**

Recorded: January 21, 2020

Auditor's No.: 202001210072

**SECOND AMENDMENT TO DECLARATION OF COVENANTS FOR CAMBRIDGE COMMONS (FKA THE PARK IN SEDRO-WOOLLEY):**

Recorded: September 17, 2020

Auditor's No.: 202009170076

**THIRD AMENDMENT TO DECLARATION OF COVENANTS FOR CAMBRIDGE COMMONS (FKA THE PARK IN SEDRO-WOOLLEY):**

Recorded: February 15, 2022

Auditor's No.: 202202150056

Municipal assessments and impact fees, if any, levied by City of Sedro Woolley.

Assessments, if any, due and owing Cambridge Commons Community Association.

**End of Exhibit A**