

202404170042

04/17/2024 12:50 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Shihong Zhao
717 Cascade Palms Court
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240284

Apr 17 2024

Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Chicago Title
620055485

Escrow No.: 620055485

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda L. Moyer, 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 Jialun Dong, an unmarried person and Shihong Zhao, 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.)

UNIT 717, BLDG NO. 3, "CASCADE PALMS CONDOMINIUM, PHASE II"

Tax Parcel Number(s): P123133 / 8059-000-005-0100

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

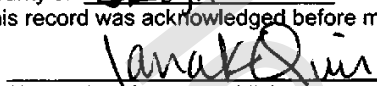
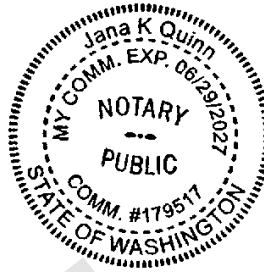
Dated: April 12, 2024
Linda L. MoyerState of WashingtonCounty of SkaagitThis record was acknowledged before me on 04/12/2024 by Linda L. Moyer.
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123133 / 8059-000-005-0100

UNIT 717, BUILDING NO. 3, "CASCADE PALMS CONDOMINIUM, PHASE II", RECORDED AUGUST 8, 2005, UNDER AUDITOR'S FILE NO. 200508080175, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PHASE II BEING MULTI-FAMILY SUB LOTS 5, 6, 7, AND 8, PHASE II, CASCADE PALMS BINDING SITE PLAN NO. 02-973, RECORDED NOVEMBER 12, 2002, UNDER AUDITOR'S FILE NO. 200211120149, RECORDS OF SAID COUNTY AND STATE;

TOGETHER WITH THOSE PORTIONS OF THE COMMON AREAS AS DESCRIBED IN THE DECLARATION OF COVENANTS FOR THE CASCADE PALMS CONDOMINIUM, RECORDED NOVEMBER 3, 2003, UNDER AUDITOR'S FILE NO. 200311030251 AND IN FIRST AMENDMENT THERETO RECORDED AUGUST 8, 2005 UNDER AUDITOR'S FILE NO. 200508080174, RECORDS OF SAID COUNTY AND STATE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Agreement and the terms and conditions thereof:

Executed by: William A. Stiles Jr. and Betty M. Stiles, husband and wife and Maxine Breier, as her separate estate & Philip Mihelich and Marilyn Mihelich, husband and w
Recording Date: March 23, 2001
Recording No.: 200103230145

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: November 4, 2002
Recording No.: 200211040108
Affects: Portion of said premises

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 Cascade Palms Binding Site Plan 02-973::

Recording No: 200211120149

Modification(s) of said instrument:

Recording Date: August 10, 2010
Recording No.: 201008100048

4. 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, as set forth in the document

Recording Date: November 12, 2002
Recording No.: 200211120150

5. Agreement and the terms and conditions thereof:

Executed by: Trail Investments LLC & William A. Stiles Jr. and Betty M. Stiles, husband and wife, et al
Recording Date: November 12, 2002

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200211120151

For said instrument, revised joint private utility maintenance agreement, has been recorded under recording no. 201008100047.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Water and communication lines or other similar public related facility
Recording Date: January 15, 2003
Recording No.: 200301150028
Affects: Portion of said premises

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: Condominium Declaration
Recording Date: November 3, 2003
Recording No.: 200311030251

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 8, 2005
Recording No.: 200508080174

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 28, 2006
Recording No.: 200608280228

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 22, 2007
Recording No.: 200706220126

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2008

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200805050116

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 12, 2008

Recording No.: 200811120052

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2010

Recording No.: 201008100046

8. Lien of assessments levied pursuant to the Declaration for Cascade Palms Owner's Association to the extent provided for by Washington law.

9. Agreement and the terms and conditions thereof:

Executed by: City of Sedro Woolley & William A. Stiles, Jr., et al

Recording Date: December 1, 2003

Recording No.: 200312010207

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

Granted to: Comcast of Washington IV, Inc.

Purpose: Broadband communication services

Recording Date: March 23, 2004

Recording No.: 200403230073

Affects: Portion of said premises

11. 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 Cascade Palms Condominium - Phase II:

Recording No: 200508080175

12. 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

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

law, as set forth on Cascade Palms Condominium Phase 3:

Recording No: 200706220125

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast Cable Communications Management, LLC
Purpose: Broadband Communication Systems
Recording Date: February 5, 2018
Recording No.: 201802050123

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

15. 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."

16. Assessments, if any, levied by Sedro Woolley.
17. City, county or local improvement district assessments, if any.