

When recorded return to:

Ginger I. Berry  
1052 Fidalgo Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242400

Oct 02 2024

Amount Paid \$6325.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

212973-1T

### STATUTORY WARRANTY DEED

**THE GRANTOR(S) Howard Libbey and Darlene E. Libbey, husband and wife**

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Ginger I. Berry, an unmarried person

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

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Unit 26, 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.

Abbreviated Legal: n/a

Tax Parcel Number(s): 47050000260000/P112587

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HERETO.

LPB 10-05

Dated: 9/26/2024

Howard Libbey

Howard Libbey

Darlene E. Libbey

Darlene E. Libbey

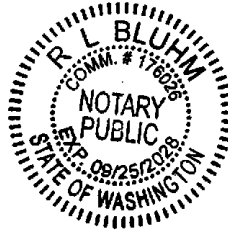
State of Washington

County of Skagit

This record was acknowledged before me on 9-26-2024 by HOWARD LIBBEY AND DARLENE E. LIBBEY.

R L Bluhm  
Notary Public

My commission expires: 9-25-2028



LPB 10-05

**Exhibit "A"**

1 of 2

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

Grantee: John H. Owen, a single person and/or his successors or assigns  
 Purpose: Ingress, egress and utilities  
 Area Affected: Fidalgo Drive  
 Dated: Not disclosed  
 Recorded: November 17, 1995  
 Auditor's No.: 9511170069

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

Grantee: City of Burlington  
 Purpose: Drainage  
 Recorded: October 16, 1996  
 Auditor's No.: 9610160021  
 Affects: Exact location not disclosed

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

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
 Purpose: A water line  
 Area Affected: Exact location not disclosed  
 Dated: November 21, 1997  
 Recorded: December 1, 1997  
 Auditor's No.: 9712010013

**AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Executed By: Homestead NW Dev. Co.  
 Recorded: February 5, 1998  
 Auditor's No.: 9802050054

Said document was amended by the following instrument(s):

Auditor's File No(s): 199908160158, 9907130112, 199909170116, 200008240077, 200210230125, 200302200070, 200610170109, 201005110027

**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: The Cedars Condominium  
 Recorded: February 5, 1998  
 Auditor's No.: 9802050053

The following survey documents added additional lands:

Auditor's File Nos.: 9907130111, 199909170115, 200008240076, 200210230124

Any question as to mis-numbered or identified condominium unit.

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. Recorded January 17, 2006 under Auditor's File No. 200601170218.

Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on December 7, 2023 under Auditor's File No. 202312070039 Reference is made to said document for full particulars.

**Exhibit "A"**

2 &amp; 2

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. Recorded December 7, 2023 under Auditor's File No. 202312070039.

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

Assessments and/or charges by the City of Burlington Sewer District.

Assessments, if any, due and owing The Cedars Condominium Owners Association.