

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Kaylee Oudman  
Affidavit No. 20242441  
Date 10/07/2024

After Recording Mail To:  
Andrew C. Schuh  
PO Box 336  
Mount Vernon WA 98273

**BARGAIN AND SALE DEED**

The grantors, Richard L. Westerbeck and Ruth A. Westerbeck, husband and wife, in consideration of \$10.00, in hand paid, bargain, sell and convey to Richard L. Westerbeck and Ruth A. Westerbeck as Co-Trustees of The Richard L. and Ruth A. Westerbeck Revocable Trust, dated September 30, 2024, the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel ID: P118752/4788-000-009-0200

**Legal Description:**

UNIT 9B, CEDAR POINT, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED APRIL 27, 2004, UNDER RECORDING NO. 200404270060, AND SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 200201100078, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO; BEING A PORTION OF TRACT 17, BURLINGTON ACREAGE PROPERTY, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The Grantor, for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: Sept. 30, 2024

Richard L. Westerbeck



Ruth A. Westerbeck

State of Washington    )  
                                      ) ss  
County of Skagit        )

I certify that I know or have satisfactory evidence that Richard L. Westerbeck and Ruth A. Westerbeck are the persons who appeared before me, acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes in the instrument.

DATED: Sept 30, 2024

Andrew C. Schuh, Notary Public

My commission expires: 1/29/26

EXHIBIT "A"  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s).: 9709090114, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s).: 9709090115, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 1, 1999  
Auditor's No.: 199911010143, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation.  
For: Water pipeline  
Affects: Portion of said premises and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 12, 1999  
Auditor's No(s).: 199910120069, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 2000  
Auditor's No.: 200006290057, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises

EXHIBIT "A"  
Exceptions  
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 11, 2000  
Auditor's No(s): 200008110019, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water Pipeline  
Affects: Portion of said premises
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 11, 2001  
Auditor's No(s): 200109110082, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of said premises
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 13, 2001  
Auditor's No(s): 200112130003, records of Skagit County Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 27, 2002  
Auditor's No(s): 200203270001, records of Skagit County, Washington  
In favor of: Homestead Development N.W., Inc.  
For: TCI Cablevision of Washington
10. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And between: Homestead Northwest, Inc.  
Recorded: September 23, 1998  
Auditor's No.: 9809230032, records of Skagit County, Washington  
Providing: Irrigation Water Service Agreement
11. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Development Co.  
Recorded: July 17, 2002  
Auditor's No. 200207170008, records of Skagit County, Washington  
Providing: Irrigation water service

EXHIBIT "A"  
Exceptions  
(continued)

12. Terms, covenants, conditions, easements and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial stats, 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 law;

Recorded: January 10, 2002

Auditor's No.: 200201100079, records of Skagit County, Washington

Amended by Instrument(s):

Recorded: April 27, 2004

Auditor's No.: 200404270060, records of Skagit County, Washington

Recorded: March 1, 2006

Auditor's No.: 200603010116, records of Skagit County, Washington

Recorded: June 4, 2007

Auditor's No.: 200706040181, records of Skagit County, Washington

Recorded: February 29, 2008

Auditor's No.: 200802290192, records of Skagit County, Washington

Recorded: March 29, 2013

Auditor's No.: 201303290158, records of Skagit County, Washington

Recorded: October 18, 2018

Auditor's No.: 201810180051, records of Skagit County, Washington

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building set back lines, notes and statements, 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 CEDAR POINT, A CONDOMINIUM:

Recording No: 200201100078

EXHIBIT "A"  
Exceptions  
(continued)

14. 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 ¼ 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 resident 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."

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