

When recorded return to:

Lisa Maria Pecic
1076 Sinclair Way
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250664
Mar 07 2025
Amount Paid \$6405.00
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.: 620057278

CHICAGO TITLE

620057278

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas R. James, Personal Representative of The Estate of Marlene Nelson

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Lisa Maria Pecic, an unmarried woman

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

UNIT 51, THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM, ACCORDING TO
AMENDED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO.
199909170116 AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER
AUDITOR'S FILE NO. 199909170115, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
5, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116251/4739-000-051-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 03/03/2025

The Estate of Marlene Nelson

BY: [Signature]
Thomas R James
Personal RepresentativeState of UtahCounty of San JuanThis record was acknowledged before me on 03/03/2025 by Thomas R James as
Personal Representative of The Estate of Marlene Nelson.[Signature]
(Signature of notary public)
Notary Public in and for the State of Utah
My appointment expires: 5/31/2026

EXHIBIT "A"
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 "A"

**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 "A"

**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 "A"

**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:

Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest

EXHIBIT "A"
Exceptions
(continued)

Development Co.
Recording Date: July 17, 2002
Recording No.: 200207170008

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