

**When recorded return to:**

Anthony Rodriguez and Kristen Louise Brown  
1061 Sinclair Way  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251141

Apr 17 2025

Amount Paid \$6885.00  
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.: 620058216

**CHICAGO TITLE**  
620058216

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jennifer M. Fitzgerald and John E. Genoud, sole heirs of the Estate of Joanne Campbell, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Anthony Rodriguez and Kristen Louise Brown, a married couple

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 76, THIRD AMENDMENT TO THE CEDARS, A CONDO

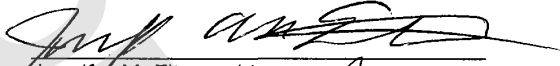
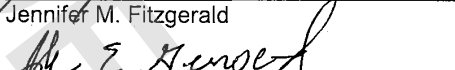
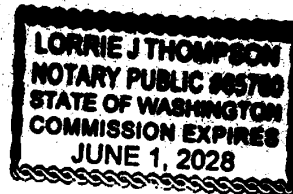
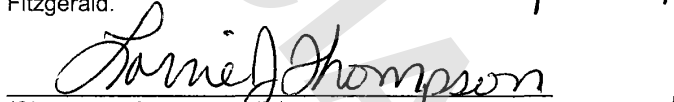
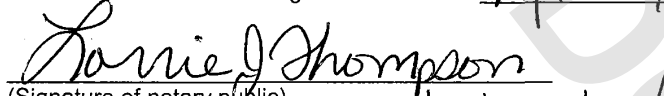
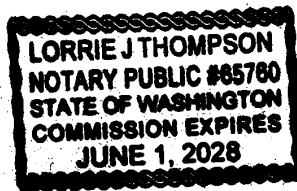
Tax Parcel Number(s): P116276 / 4739-000-076-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 04-08-25  
Jennifer M. Fitzgerald  
John E. GenoudState of WashingtonCounty of SKagitThis record was acknowledged before me on April 8, 2025 by Jennifer M. Fitzgerald.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028State of WashingtonCounty of SKagitThis record was acknowledged before me on April 9, 2025 by John E. Genoud.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P116276 / 4739-000-076-0000**

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UNIT 76, 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. 200008240077, 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.

**EXHIBIT "B"**

## 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 "B"**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 Survey Map and Plans of 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

Recording Date: August 16, 1999

**EXHIBIT "B"**

Exceptions  
(continued)

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:

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal

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

corporation  
 Purpose: Water pipeline  
 Recording Date: November 1, 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 Development Co.

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

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

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