

When recorded return to:

Lee J Francis and Jennifer R Francis
1022 Cypress Court 1022
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251205

Apr 23 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

CHICAGO TITLE
Le 20058650

Escrow No.: 620058650

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne H Lind and Joyce E Lind, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Lee J Francis and Jennifer R Francis, husband and wife

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

UNIT 32, 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: (Required if full legal not inserted above.)

Tax Parcel Number(s): P112593 / 4705-000-032-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

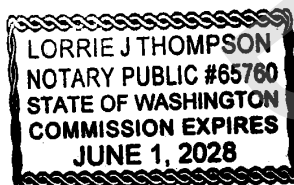
Dated: 4/21/25Wayne H Lind
Wayne H LindJoyce E Lind
Joyce E LindState of WashingtonCounty of SkagitThis record was acknowledged before me on April 21, 2025 by Wayne H Lind and Joyce E Lind.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;

Recording Date: November 17, 1995
Recording No.: 9511170069
Regarding: Ingress, egress and utilities

2. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 16, 1996
Recording No.: 9610160021
In favor of: City of Burlington
Regarding: Drainage

3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: September 9, 1997
Recording No.: 9709090114
In favor of: Puget Sound Energy, Inc., a Washington corporation
Regarding: Electric transmission and/or distribution line

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: September 9, 1997
Recording No.: 9709090115
In favor of: Puget Sound Energy, Inc., a Washington corporation
Regarding: Electric transmission and/or distribution line

Note: Exact location and extent of easement is undisclosed of record

5. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: December 1, 1997
Recording No.: 9712010013
In favor of: Public Utility District No. 1 of Skagit County, WA
Regarding: Water pipeline

Note: Exact location and extent of easement is undisclosed of record.

6. 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 "A"Exceptions
(continued)

law, as set forth on FIRST AMENDMENT TO THE CEDARS:

Recording No: 9802050053

7. 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 Skagit County, Washington
Purpose: Water pipeline easement
Recording Date: December 13, 2001
Recording No.: 200112130003

8. MDU Broadband Services Agreement - Grant of Easement, including the terms, covenants and provisions thereof

Recording Date: March 27, 2002
Recording No.: 200203270001

9. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: October 29, 1999
Recording No.: 199911010143
In favor of: Public Utility District No. 1 of Skagit County
Regarding: Water pipeline

10. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: June 29, 2000
Recording No.: 200006290057
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

11. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: August 11, 2000
Recording No.: 200008110019
In favor of: Public Utility District No. 1
Regarding: Water pipeline

12. Agreement(s), including the terms and conditions thereof:

Between: Public Utility District #1 and Homestead Northwest, Inc.
Recording No.: 9809230032
Recording No.: 200207170008
Regarding: Irrigation water service

EXHIBIT "A"Exceptions
(continued)

13. 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.

Recording Date: February 5, 1998
Recording No.: 9802050054

NOTE: Said Declaration 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
Recording No.: 199908160158

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.: 200210230124

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 23, 2002
Recording No.: 200210230125

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"Exceptions
(continued)

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

14. Lien of assessments levied pursuant to the Declaration for The Cedars Condominium Owners Association to the extent provided for by Washington law.
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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. Assessments, if any, levied by Cedars Condominium Owners Association.
18. Assessments, if any, levied by Burlington.
19. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 22, 2025

between Lee J Francis Jennifer R Francis ("Buyer")
Buyer
and Wayne H Lind Joyce E Lind ("Seller")
Seller
concerning 1022 Cypress Court 1022 Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Lee J Francis 03/22/2025
Buyer Date

Authentication
Jennifer R Francis 03/22/2025
Buyer Date

Wayne H Lind 3-24-25
Seller Date

Joyce E Lind 3-24-25
Seller Date