

When recorded return to:
Kenneth Oliphant and Mary Oliphant
711 Cascade Palms Ct
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251282
Apr 29 2025
Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-22188

STATUTORY WARRANTY DEED

Order No.: NXPS-0555595

THE GRANTOR(S)

Alan Brandenburg, an unmarried person

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Kenneth Oliphant and Mary Oliphant, husband and wife

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

See Exhibit A attached hereto and by this reference incorporated in and made a part hereof.

Abbreviated Legal: Unit 711, Building 3, CASCADE PALMS CONDOMINIUM, PHASE II

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P123134

Dated: 23RD day of APRIL, 2025

[Signature] 04/23/25
Alan Brandenburg

STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on APRIL 23, 2025 by Alan Brandenburg.

Stamp

STEVE MALPEZZI
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 20017569
My Commission Expires January 22, 2029

[Signature]
Notary Public
My commission expires: 1/22/29

Subject to - Deed Exception(s):

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

Any encroachment, encumbrance, violation, variation, adverse circumstance, discrepancies, conflicts in boundary lines or shortages in area affecting the Title that would be disclosed by an accurate and complete and current survey of the Land.

Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

Unpatented mining claims, and all rights relating thereto.

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

Water rights, claims or title to water.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Agreement, affecting subject property, regarding access easement and maintenance and improvement and the terms and provisions thereof between William A. Stiles, Jr. and Betty M. Stiles, husband and wife and Maxine Breier, as her separate property and Philip Mihelich and Marilyn Mihelich, husband and wife, recorded March 23, 2001 as Auditor's File No. 200103230145.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded November 4, 2002, as Auditor's File No. 200211040108.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cascade Palms Phase 2, recorded August 8, 2005, as Auditor's File No. 200508080175.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Upper Skagit Indian Tribe Survey, recorded April 29, 2011, as Auditor's File No. 201104290022.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Binding Site Plan 02-973, recorded November 12, 2002, as Auditor's File No. 200211120149.

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Trail Investments LLC And: William A. Stiles Jr. and Betty M. Stiles, husband and wife, et al Recorded: November 12, 2002 Auditor's No.: 200211120151 Regarding: Joint Private Utility Maintenance Agreement

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY,

BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 12, 2002 Auditor's No.: 200211120150 Executed By: William A. Stiles, Jr., et al

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 Recorded: January 15, 2003 Auditor's No.: 200301150028

Purpose: All things necessary or proper in the construction and maintenance of a water and communication lines or other similar public service related facility Area Affected: Common areas

Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.: Recorded: November 3, 2003 Auditor's No.: 200311030251 ABOVE DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS: Auditor's No.: 200508080174, 200608280228, 200706220126, 200805050116, 200811120052 and 201008100046.

Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Sedro Woolley And: William A. Stiles, Jr., et al Recorded: December 1, 2003

Auditor's No.: 200312010207 Regarding: ULID 1994-2 Assessments

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc. Recorded: March 23, 2004 Auditor's No.:

200403230073 Purpose: Broadband communication services Area Affected: Common areas

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS,

FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Cascade Palms Condominium Phase II Recorded: August 8, 2005 Auditor's No.: 200508080175

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require

delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Upper Skagit Indian Tribe Recorded: April 29, 2011 Auditor's No.: 201104290022

Any tax, fee, assessments or charges as may be levied by Cascade Palms Association of Unit Owners.

Municipal assessments, if any, levied by the City of Sedro Woolley. This Company suggests that inquiry be made to the City of Sedro Woolley for current assessment status.

EXHIBIT A

Legal Description

Unit 711, Building 3, "CASCADE PALMS CONDOMINIUM , PHASE II", according to the Third Amended Declaration thereof recorded June 22, 2007, under Auditor's File No. 200706220126, records of Skagit County, Washington, of Condominium Declaration recorded November 3, 2003 under Auditor's File No. 200311030251, records of Skagit County, Washington, and any Amendments thereto, and Amended Survey and Plans recorded August 8, 2005, under Auditor's File No. 200508080175, records of Skagit County, Washington.

APN/Parcel(s): P123134