

When recorded return to:

Robert McMannis and Sheryl McMannis
1147 Sinclair Way
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251440

May 12 2025

Amount Paid \$6845.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22685-NW

THE GRANTOR(S) Maxine S. Ehle, as her separate estate and as surviving spouse of Gary R. Ehle, deceased
, 19231 Valley View Dr, Arlington, WA 98223,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert McMannis and Sheryl McMannis, husband and wife

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

UNIT 71, THE CEDARS, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF
RECORDED FEBRUARY 2, 1988, UNDER AUDITOR'S FILE NO. 9802050054, RECORDS OF SKAGIT
COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated legal description: UNIT 71, THE CEDARS, A CONDOMINIUM

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A"
attached hereto

Tax Parcel Number(s): P116271/4739-000-071-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 25-22685-NW

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Dated: May 9, 2025

Maxine S. Ehle
Maxine S. Ehle

STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on this 9 day of May, 2025, by Maxine S. Ehle.

Emily Nicole West
Signature

Notary
Title

My commission expires: 05/04/2027

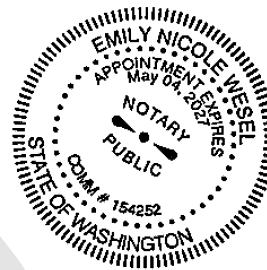


EXHIBIT A

25-22685-NW

1. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities, including terms and provisions thereof granted to John H. Owen, his successors and/or assigns, recorded November 17, 1995, as Auditor's File No. 95111700069.
2. Easement, affecting a portion of subject property for the purpose of drainage, including terms and provisions thereof granted to City of Burlington, recorded October 16, 1996, as Auditor's File No. 9610160021.
3. Easement, affecting a portion of subject property for right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 27, 1997, recorded September 9, 1997, as Auditor's File No. 9709090114 and 9709090115.
4. Easement, affecting a portion of subject property and for the purpose of construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across and along, in favor of Public Utility District No.1 of Skagit County, dated November 21, 1997, recorded December 1, 1997, as Auditor's File No. 9712010013.
5. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.
6. 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"
7. Agreement, affecting subject property, regarding irrigation water service and the terms and provisions thereof between Public Utility District No. 1 of Skagit County and Homestead Northwest, Inc., dated April 29, 1998, recorded September 23, 1998, as Auditor's File No. 9809230032.
8. Easement affecting a portion of subject property and for the purpose of The perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, in favor of Public Utility District No.1 of Skagit County, dated October 29, 1999, recorded November 1, 1999, as Auditor's File No. 199911010143.
9. 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 on June 16, 2000 and August 31, 2001 and recorded June 29, 2000 and September 11, 2001 as Auditor's File No's. 200006290057 and 200109110082.
10. Easement affecting a portion of subject property for the perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities in favor of Public Utility District No.1 of Skagit County, a municipal corporation, dated August 9, 2000, recorded August 11, 2000, as Auditor's File No. 200008110019.
11. Any question regarding common access, or ingress, egress and utility easement rights based upon a lack of representation of said matters on the face of said Plat/Condominium named the Cedars, a condominium and

Statutory Warranty Deed
LFB 10-05

Second Amendment to the Cedars, a condominium, recorded December 8 1997 and July 13, 1999 as Auditor's File No's. 9712080064 and 9907130111.

12. Declaration, protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Homestead NW development Company, James A. Wynstra, President, dated February 4, 1998, recorded July 13, 1999, as Auditor's File No. 9802050054.

Above covenants, conditions and restrictions were amended as Auditor's File No's. 9712080065, 9907130112, 199908160158, 199909170116, 200008240077, 200210230125, 200302200070, 200610170109 and 201005110027.

13. 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 The Cedars, a Condominium, and First Amendment to the Cedars, a Condominium, and Second Amendment to the Cedars, a Condominium, recorded December 8, 1998, February 5, 1998, July 13, 1999, September 17, 1999 and August 24, 2000 as Auditor's File No's. 9712080064, 9802050053, 9907130111, 199909170115 and 200008240076. 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".

15. Easement, affecting a portion of subject property for the purpose of right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system, including terms and provisions thereof granted to TCI Cablevision of Washington, Inc., recorded March 27, 2002, as Auditor's File No. 200203270001.

16. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District No. 1
And Between; Homestead NW Dev. Co.
Recorded: July 17, 2002
Auditor's No.: 200207170008

17. Easement, affecting a portion of subject property for the purpose of right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system, including terms and provisions thereof granted to Comcast of Washington IV, Inc., its successors and assigns, recorded May 23, 2003 as Auditor's File No. 200305230172.

18. Any tax, fee, assessments or charges as may be levied by The Cedars Condominium Association.

End of Exhibit A