

When recorded return to:

Patrick Joseph Mann and Diane Palazzolo-Mann
1035 Fidalgo Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251618

May 28 2025

Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

15215 SE 272nd St., Suite 101
Kent, WA 98042

Chicago Title
620058398

Escrow No.: 0291273-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric D. Snow and Deborah E. Snow, a married couple and Georgia R. Snow, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Patrick Joseph Mann and Diane Palazzolo-Mann, a married couple

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

UNIT 9, "THE CEDARS, A CONDOMINIUM," AS PER THE SURVEY MAP AND PLANS
THEREOF
RECORDED IN VOLUME 16 OF PLATS, PAGES 214 THROUGH 219, INCLUSIVE, RECORDS
OF SKAGIT
COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO; AND AS IDENTIFIED IN THAT
CERTAIN
AMENDED AND RESTATED DECLARATION THEREOF RECORDED FEBRUARY 5, 1998,
UNDER
AUDITOR'S FILE NO. 9802050054; AND ANY AMENDMENTS THERETO; ALL IN THE
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): P112570,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 05/19/2025Eric D. Snow

Eric D. Snow

Deborah E. Snow

Deborah E. Snow

Georgia R. Snow by Deborah E. Snow her attorney in fact

Georgia R. Snow by Debbie Snow, her attorney in fact

State of Washington
County of SnohomishThis record was acknowledged before me on 05/19/2025 by Debbie Snow as Attorney in Fact of Georgia R Snow.Taylor K. Samuel
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/23/2027**TAYLOR K SAMUEL**
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027State of Washington
County of SnohomishThis record was acknowledged before me on 05/19/2025 by Deborah E. Snow and Eric D. Snow.Taylor K. Samuel
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/23/2027**TAYLOR K SAMUEL**
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027Notarized remotely online using communication technology via Proof.
Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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

. 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

. 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

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

. 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

. 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 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: October 23, 2002
 Recording No.: 200210230124

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

EXHIBIT "A"Exceptions
(continued)

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

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

. Lien of assessments levied pursuant to the Declaration for The Cedars Condominium to the
extent provided for
by Washington law.

. 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

. 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: October 29, 1999

Recording No.: 199911010143

Affects: Portion of said premises

. 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: 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

. 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

. 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: September 11, 2001
 Recording No.: 200109110082
 Affects: Portion of said premises

. 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

. 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

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

2.

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,

EXHIBIT "A"Exceptions
(continued)

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."

. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

. Assessments, if any, levied by Burlington.

3.

City, county or local improvement district assessments, if any