

When recorded return to:
Tamara J McCleave
41243 SE 123rd St
North Bend, WA 98045

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253804

Nov 21 2025

Amount Paid \$6365.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500163925

STATUTORY WARRANTY DEED

THE GRANTOR(S) Angela Fowler Personal Representative of The Estate of Gregory Webber Day,
deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tamara J McCleave, an unmarried person

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 12B, CEDAR POINT (A CONDO), REC. NO. 200201100078

Tax Parcel Number(s): P118758/4788-000-012-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 12, 2025

Estate of Gregory Webber Day

BY: Angela Fowler
Angela Fowler
Personal Representative

State of Washington
County of Snohomish

This record was acknowledged before me on November 18, 2025 by Angela Fowler as
Personal Representative of Estate of Gregory Webber Day.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118758/4788-000-012-0200

UNIT 12B, CEDAR POINT (A CONDOMINIUM), ACCORDING TO FIRST AMENDED DECLARATION THEREOF RECORDED APRIL 27, 2004, UNDER AUDITOR'S FILE NO. 200404270060 AND (AMENDED) SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200201100078, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 17, BURLINGTON ACREAGE PROPERTY IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line
Recording Date:	September 9, 1997
Recording No.:	9709090114
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line
Recording Date:	September 9, 1997
Recording No.:	9709090115
3. 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
Purpose:	Water pipeline
Recording Date:	November 1, 1999
Recording No.:	199911010143
Affects:	Portion of said premises and other property
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line
Recording Date:	October 12, 1999
Recording No.:	9910120069
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line
Recording Date:	June 29, 2000
Recording No.:	200006290057
6. 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
Purpose:	Water pipeline

EXHIBIT "B"Exceptions
(continued)

Recording Date: August 11, 2000
Recording No.: 200008110019

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: September 11, 2001
Recording No.: 200109110082

8. 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
Purpose: Water pipeline
Recording Date: December 13, 2001
Recording No.: 200112130003

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Homestead Development N.W., Inc.
Purpose: MDU Broadband Service Agreement, together with rights of access, ingress and egress
Recording Date: March 27, 2002
Recording No.: 200203270001

10. Irrigation water service 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

11. Irrigation water service agreement, and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest Inc.
Recording Date: July 17, 2002
Recording No.: 200207170008

12. 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,

EXHIBIT "B"Exceptions
(continued)

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: Condominium declaration
Recording Date: January 10, 2002
Recording No.: 200201100079

Amended by instrument(s):

Recording No.: 200404270060
Recording No.: 200603010116
Recording No.: 200706040181
Recording No.: 200802290192
Recording No.: 201303290158
Recording No.: 201810180051

13. Lien of assessments levied pursuant to the Declaration for Cedar Point Condominium Owners Association to the extent provided for by Washington law.

14. 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 CEDAR POINT, A CONDOMINIUM:

Recording No: 200201100078

15. Bylaws of the Cedar Point Condominium Owners Association, and the terms and conditions thereof:

Recording Date: November 26, 2019
Recording No.: 201911260150

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

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

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. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by Burlington.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 02, 2025

between Tamera J McCleave (“Buyer”) Buyer
and Estate of Gregory Webber Day Seller
Angela Fowler, PR (“Seller”) Seller
concerning 1160 Decatur Circle Address
Burlington City WA State 98233 Zip (the “Property”)

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.

AuthentisIGN
[Tamara] McCleave 11/12/25
Buyer Date

Authenticity: Angela Fowler, PR 11/10/2025

Seller _____ Date _____

Buyer _____ Date _____

Seller	Date
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