

When recorded return to:
Deborah L Dubose
1159 Fidalgo Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20254119
Dec 23 2025
Amount Paid \$6645.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059342

CHICAGO
620059342

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce R. Bryson, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys and warrants to Deborah L Dubose, an unmarried woman

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 82, FOURTH AMENDMENT TO THE CEDARS, A CONDO

Tax Parcel Number(s): P117141 / 4759-000-082-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/18/2025


Bruce R. Bryson

State of Washington
County of Skagit

This record was acknowledged before me on December 18 2025 by Bruce R. Bryson.


(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

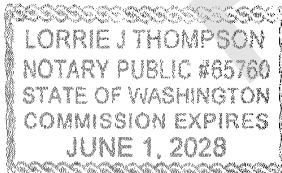


EXHIBIT "A"

Order No.: 620059342

For APN/Parcel ID(s): P117141 / 4759-000-002-0000

Unit 82, The Cedars, a Condominium, pursuant to the amended and restated declaration thereof, recorded February 5, 1998, recorded under Auditor's File No. 9802050054, and any amendments thereto, and as depicted on that survey map and plans recorded in Volume 16 of Plats, Pages 198-208, inclusive, and any amendments thereto, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 17, 1995
Recording No.: 9511170069, records of Skagit County, Washington
For: Ingress, egress and utilities

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 16, 1996
Recording No.: 9610160021, records of Skagit County, Washington
In favor of: City of Burlington
For: Drainage
Affects:

That portion of the East Half of Tract 78 and the East Half of the West Half of Tract 78, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1997
Recording No.: 9709090114, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1997
Recording No.: 9709090115, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 1, 1997
Recording No.: 9712010013, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, WA
For: Water pipeline

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

EXHIBIT "B"

Exceptions
(continued)

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes and statements, 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
FOURTH AMENDMENT TO THE CEDARS:

Recording No: 200008240076

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;

Recorded: October 29, 1999
Recording No.: 199911010143, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline

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

Recorded: June 29, 2000
Recording No.: 200006290057, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A) All street and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. B) A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way. C) All areas located within a 10 foot perimeter of the exterior surface of all ground mounted vaults and transformers. D) No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all ground mounted or semi-buried manholes.

EXHIBIT "B"

Exceptions
(continued)

11. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 11, 2000
Recording No.: 200008110019, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipeline
12. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District #1
And Between: Homestead Northwest, Inc.
Recorded: September 23, 1998; July 17, 2002
Recording No.: 9809230032
Recording No.: 200207170008, records of Skagit County, Washington
Providing: Irrigation water service
13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;
Recorded: February 5, 1998
Recording No.: 9802050054, records of Skagit County, Washington

NOTE: Amends and restates that instrument recorded under Auditor's File No. 9712080065, records of Skagit County, Washington.

And in Amendments thereto

- Recorded: July 13, 1999, August 16, 1999, September 17, 1999, August 24, 2000, October 23, 2002, February 20, 2003, May 11, 2010
Recording No.: 9907130112
Recording No.: 199908160158
Recording No.: 199909170116
Recording No.: 200008240077
Recording No.: 200210230124
Recording No.: 200210230125
Recording No.: 200302200070
Recording No.: 200610170109
Recording No.: 201005110027
14. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.
15. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto
16. Assessments, if any, levied by Cedars Condominium Owners Association.

EXHIBIT "B"

Exceptions
(continued)

17. Assessments, if any, levied by Burlington.
18. 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**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 9/17/2025
 between DeBORAH L. DUBOSE ("Buyer")
 and Bruce R Bryson ("Seller")
 concerning 1159 Fidalgo Dr 82 Burlington WA 98233 (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.

Deborah L Dubose Bruce R Bryson 06/09/2015
 Buyer Date Seller Date

Buyer Date Seller Date