

When recorded return to:
Teresa M. Mattson and Cem E. Mattson
1162 Sinclair Way, Unit 55
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20254187
Dec 31 2025
Amount Paid \$4485.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

LAND TITLE AND ESCROW FILE NUMBER:
60029031-356

STATUTORY WARRANTY DEED

Order No.: NTWA-0566192

THE GRANTOR(S)

Taylor M. Sanchez, as the personal representative for the estate of Jeff Dodge, deceased

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

Teresa M. Mattson and Cem E. Mattson, a married couple

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

**Unit 55, THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM, according to the Declaration
thereof recorded February 2, 1998, under Auditor's File No. 9802050054, records of Skagit
County, Washington, and any amendments thereto, and Amended Survey Map and Plans
thereof recorded under Auditor's File No. 199909170115, records of Skagit County,
Washington.**

Situated in Skagit County, Washington.

Abbreviated Legal: Unit 55, Third Amendment to the Cedars, a Condo

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

Tax Parcel Number(s): P116255/4739-000-055-0000

Dated: 19 day of December, 2025

By: Taylor M. Sanchez, Personal Representative
Taylor M. Sanchez, personal representative
for the estate of Jeff Dodge, deceased

STATE OF: Washington

COUNTY OF: Snohomish

The foregoing instrument was acknowledged before me this 19th day of December,
2025, by Taylor M. Sanchez, Personal Representative of the Estate of Jeff Dodge,
deceased.

Taylor M. Sanchez

Notary Public for: WASHINGTON
My Commission Expires: 10-29-2029



Subject to - Deed Exception(s):

Municipal assessments and impact fees, if any, levied by City of Burlington.

Assessments, if any, due and owing The Cedars Condominium Owners Association.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: John H. Owen, a single person and/or his successors or assigns

Purpose: Ingress, egress and utilities

Area Affected: Fidalgo Drive

Dated: Not disclosed

Recorded: November 17, 1995

Auditor's No.: 9511170069

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington

Purpose: Drainage

Recorded: October 16, 1996

Auditor's No.: 9610160021

Area Affected:

That portion of the East 1/2 of Tract 78 and the East 1/2 of the West 1/2 of Tract 78, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract 78;
thence South 00°39'17" East a distance of 24.56 feet along the East line of said Tract 78 to a cusp;
thence along the arc of a curve concave to the Southwest having a radius of 25.00 feet and an initial tangent bearing of North 00°39'17" West, through a central angle of 88°58'26", an arc distance of 38.82 feet to a point of compound curvature;
thence along the arc of said curve to the left having a radius of 59.60 feet, through a central angle of 22°03'29", an arc distance of 22.95 feet to a point of tangency;
thence South 68°18'48" West a distance of 51.36 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 360.00 feet, through a central angle of 33°36'15"
an arc distance of 211.14 feet to a point of tangency;
thence North 78°04'58" West a distance of 13.57 feet to the South line of the North 40.00 feet of said Tract 78 and
the true point of beginning;
thence continue North 78°04'58" West a distance of 140.20 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 590.00 feet, through a central angle of 11°32'45" an arc distance of 118.89 feet to a point of tangency on the North line of said Tract 78;
thence North 89°37'43" West a distance of 373.94 feet along said North line

to the Northwest corner of said East
1/4 of the West 1/4 of Tract 78;
thence South 00°25'41" East a distance of 140.00 feet along the West line of
said East 1/4 of the West 1/4 of Tract
78;
thence North 89°34'19" East a distance of 65.97 feet;
thence North 65°50'31" East a distance of 238.62 feet to said South line of
the North 40.00 feet of Tract 78;
thence South 89°37'43" East a distance of 344.39 feet along said South line
to the true point of beginning.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
Municipal Corporation
Purpose: A water line
Area Affected: As described therein
Dated: November 21, 1997
Recorded: December 1, 1997
Auditor's No.: 9712010013

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES,
DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED
AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Third Amendment to the Cedars, a condominium
Recorded: 199909170115
Auditor's File No.: 199909170115

**AMENDED AND RESTATED DECLARATION AND COVENANTS,
CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Executed By: Homestead NW Dev. Co.
Recorded: February 5, 1998
Auditor's No.: 9802050054

**FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**
Recorded: August 16, 1999
Auditor's No.: 199908160158

**SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**
Recorded: July 13, 1999
Auditor's No.: 9907130112

**THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**
Recorded: September 17, 1999
Auditor's No.: 199909170116

**FOURTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**
Recorded: August 24, 2000
Auditor's No.: 200008240077

**FIFTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Recorded: October 23, 2002
Auditor's No.: 200210230125

**SIXTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Recorded: February 20, 2003
Auditor's No.: 200302200070

**SEVENTH AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND
RESERVATIONS:**

Recorded: October 17, 2006
Auditor's No.: 200610170109

**EIGHTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:**

Recorded: May 11, 2010
Auditor's No.: 201005110027

Easement and the terms and conditions thereof:

Grantee: Puget Sound Energy, Inc.

Purpose: One or more utility systems

Area affected: a portion of said premises

Recorded on September 9, 1997 as document #9709090114 in the official
records and 9709090115

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

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

Auditor's File No. 9809230032

Easement and the terms and conditions thereof:

Grantee: Public Utility District No. 1 of Skagit County

Purpose: Overhead and/or underground electric distribution lines and
facilities, communication wires and cables

Area affected: A portion of said premises

Recorded on November 1, 1999 as document #199911010143 in the official
records

If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. Recorded June 7, 2023 under Auditor's File No. 202306070050 .



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.