

**When recorded return to:**

Lori A Tierney and James D Tierney  
1032 Cypress Court  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260169

Jan 21 2026

Amount Paid \$6237.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO**  
620060396

Escrow No.: 620060396

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kenneth Schorno, a married man as his separate estate and David Schorno, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Lori A Tierney and James D Tierney, a married couple

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

UNIT 31, SECOND AMENDMENT TO THE CEDARS, A CONDOMINIUM, ACCORDING TO THE SECOND AMENDED DECLARATION THEREOF RECORDED JULY 13, 1999, UNDER AUDITOR'S FILE NO. 9907130111, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO, AND SECOND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 81 THROUGH 85 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P112592 / 4705-000-031-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: January 13 2026

Kenneth Schorno  
Kenneth Schorno

David Schorno  
David Schorno

State of Washington

County of Skagit

This record was acknowledged before me on January 13 2026 by Kenneth Schorno.

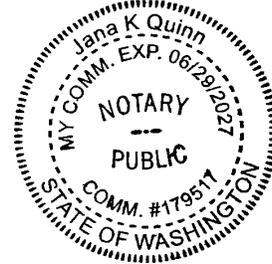
Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027

State of Washington

County of Skagit

This record was acknowledged before me on January 13, 2026 by David Schorno.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;

Recording Date: November 17, 1995  
Recording No.: 9511170069  
Regarding: Ingress, egress and utilities

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

Recording Date: October 16, 1996  
Recording No.: 9610160021  
In favor of: City of Burlington, a Washington municipal corporation  
Regarding: Drainage

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

Recording Date: September 9, 1997  
Recording No.: 9709090114  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
Regarding: Electric transmission and/or distribution line

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

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

Recording Date: September 9, 1997  
Recording No.: 9709090115  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
Regarding: Electric transmission and/or distribution line

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

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

Recording Date: December 1, 1997  
Recording No.: 9712010013  
In favor of: Public Utility District No. 1 of Skagit County, WA, a municipal corporation  
Regarding: Water pipeline

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

6. 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

**EXHIBIT "A"**Exceptions  
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on FIRST AMENDMENT TO THE CEDARS:

Recording No: 9802050053

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, a municipal corporation
  - 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;
  - Recording Date: November 1, 1999
  - Recording No.: 199911010143
  - In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
  - Regarding: Water pipeline
  
10. Easement, including the terms and conditions thereof, granted by instrument;
  - Recording Date: June 29, 2000
  - Recording No.: 200006290057
  - In favor of: Puget Sound Energy, Inc., a Washington corporation
  - Regarding: Electric transmission and/or distribution line
  
11. Easement, including the terms and conditions thereof, granted by instrument;
  - Recording Date: August 11, 2000
  - Recording No.: 200008110019
  - In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
  - Regarding: Water pipeline
  
12. Agreement(s), including the terms and conditions thereof:
  - Between: Public Utility District #1 of Skagit County and Homestead Northwest Development, Inc.

**EXHIBIT "A"**Exceptions  
(continued)

Recording No.: 9809230032  
 Recording No.: 200207170008  
 Regarding: Irrigation water service

13. Covenants, conditions, restrictions and easements 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, as set forth in the document

Recording Date: February 5, 1998  
 Recording No.: 9802050054

NOTE: Said Declaration amends and restates that instrument recorded under Recording No. 9712080065.

## Amendment(s) to Declaration:

Recording No.: 9907130112,  
 Recording No.: 199908160158,  
 Recording No.: 199909170116  
 Recording No.: 200008240077,  
 Recording No.: 200210230124,  
 Recording No.: 200210230125,  
 Recording No.: 200302200070,  
 Recording No.: 200610170109 and  
 Recording No.: 201005110027

14. 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.

**EXHIBIT "A"**Exceptions  
(continued)

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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Burlington.
17. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.
18. City, county or local improvement district assessments, if any.