

**When recorded return to:**

Terry Burns  
1202 Decatur Circle Unit 20B  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260187

Jan 23 2026

Amount Paid \$5645.00  
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

Escrow No.: 620061009

**CHICAGO TITLE**

1020061009

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elaine Walsh, an unmarried woman

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

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

UNIT 20-B, CEDAR POINT, A CONDOMINIUM, AS PER SURVEY MAP AND PLANS  
RECORDED ON JANUARY 10, 2002 UNDER AUDITOR'S FILE NO. 200201100078 AND AS  
DESCRIBED IN DECLARATION RECORDED JANUARY 10, 2002, UNDER AUDITOR'S FILE  
NO. 200201100079 AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

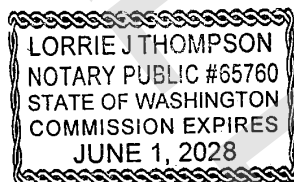
Tax Parcel Number(s): P118774/4788-000-020-0200

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: Jan 22, 2026Elaine Walsh  
Elaine WalshState of WashingtonCounty of SKagitThis record was acknowledged before me on JANUARY 22, 2026 by Elaine Walsh.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: September 9, 1997  
 Auditor's No(s): 9709090114, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: September 9, 1997  
 Auditor's No(s): 9709090115, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: November 1, 1999  
 Auditor's No.: 199911010143, records of Skagit County, Washington  
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
 For: Water pipeline  
 Affects: Portion of said premises and other property
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 12, 1999  
 Auditor's No(s): 9910120069, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
  
5. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: June 29, 2000  
 Auditor's No.: 200006290057, 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  
 Affects: Said premises
  
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: August 11, 2000  
 Auditor's No(s): 200008110019, records of Skagit County, Washington  
 In favor of: Public Utility District No. 1 of Skagit County, Washington

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

For: Water pipeline  
Affects: Portion of said premises

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 11, 2001  
Auditor's No(s): 200109110082, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of said premises
  
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 13, 2001  
Auditor's No(s): 200112130003, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington
  
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 27, 2002  
Auditor's No(s): 200203270001, records of Skagit County, Washington  
In favor of: Homestead Development N.W., Inc.  
For: TCI Cablevision of Washington
  
10. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Inc.  
Recorded: September 23, 1998  
Auditor's No. 9809230032, records of Skagit County, Washington  
Providing: Irrigation Water Service Agreement
  
11. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Development Co.  
Recorded: July 17, 2002  
Auditor's No. 200207170008, records of Skagit County, Washington  
Providing: Irrigation water service
  
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,

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

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

## Amended by instrument(s):

Recorded: April 27, 2004,  
Recording No.: 200404270060  
Recorded: March 1, 2006  
Recording No.: 200603010116  
Recorded: June 4, 2007  
Recording No.: 200706040181  
Recorded: February 29, 2008  
Recording No.: 200802290192  
Recorded: March 29, 2013  
Recording No.: 201303290158 and  
Recorded: October 18, 2018  
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

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

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."

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.

**John L. Scott**  
REAL ESTATE

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 06, 2026  
between Terry Burns ("Buyer")  
Buyer  
and Elaine Walsh ("Seller")  
Seller  
concerning 202 Decatur Circle 208 Burlington WA 98233 (the "Property")  
Address City State Zip

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.

Buyer

Date

Seller

Date

Buyer

Date

Seller

Date

*EW Elaine M. Walsh* 7/30/25