

**When recorded return to:**  
James S Doughty  
12462 Gwen Drive, Unit 1  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260713  
Mar 12 2026  
Amount Paid \$7349.00  
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.: 620060277

**CHICAGO TITLE**  
620060277

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Deirdre Reardon also known as Deirdre Shaughnessy, who also appears of record as Dierdre Shaughnessy, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to James S Doughty, 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 I, BLDG A, CEDARCREST CONDO NO. 1

Tax Parcel Number(s): P79723 / 4351-000-001-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3/10/26

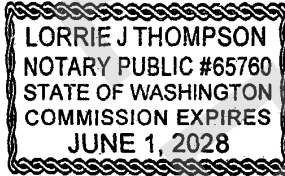
Deirdre Reardon  
Deirdre Reardon

State of Washington

County of SKagit

This record was acknowledged before me on March 10, 2026 by Deirdre Reardon.

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P79723 / 4351-000-001-0006**

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UNIT 1, BUILDING A, "CEDARCREST CONDOMINIUM NO. 1", A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 850333, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGES 57 AND 58, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT. STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 6, 1936  
Recording No.: 276867  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

2. 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 Country Club Estates:

Recording No: Volume 11, pages 5 and 6

3. 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 Cedarcrest Condominium No. 1:

Recording No: 850332

4. Covenants, conditions and restrictions contained in instrument;  
Recorded: September 30, 1977  
Auditor's File No.: 865870, records of Skagit County, Washington  
Executed By: Robert W. Fisher and Gloria J. Fisher, husband and wife, Allen D. Brown and Gwen E. Brown, husband and wife and Gary K. McMillen and Patricia McMillen, husband and wife  
As Follows:

Reserving to the grantors, their heirs, successors, and assigns, an easement over, under, upon, and across the Southerly 10 feet of the Easterly 33 feet of the Westerly 184.00 feet of the common areas and facilities of said condominium described in Articles of Declaration recorded under Auditor's File No. 850333, records of Skagit County, Washington, to construct, reconstruct, operate, inspect, maintain, or remove lines of television transmission, consisting of such underground conduits, cables, and wires with necessary facilities and equipment for the purpose of serving the condominium and other property with television reception, together with the right to enter upon said premises at all times for the purposes stated.

**EXHIBIT "B"**

Exceptions  
(continued)

Also reserving to the grantors, their heirs, successors, and assigns, an easement over, under, upon, and across the most Northeasterly 25 feet of the common areas and facilities of said condominium described in Articles of Declaration recorded under Auditor's File No. 850333, records of Skagit County, Washington, to construct, reconstruct, operate, inspect, maintain, or remove a sewer line for the benefit of Lot 19, Country Club Estates, according to the plat thereof recorded in Volume 11 of Plats, pages 5 and 6, records of Skagit County, Washington, together with the right to enter upon said premises at all times for the purposes stated.

The property is intended to be used for residential purposes.

5. Exceptions and reservations as contained in Deed;

From: United States of America  
Recorded: April 25, 1944  
Recording No.: 370952  
As Follows:

Reserving to the United States of America, a  $\frac{3}{4}$  interest in the oil, gas, coal and other mineral rights of whatsoever nature upon, in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to the use of such parts of the surface as may be necessary for mining and savings said minerals.

6. 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, 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: Declaration and Covenants, Conditions Restrictions and Reservation for Cedarcrest Condominium No. 1  
Recording Date: February 2, 1977  
Recording No.: 850333

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 7, 1991  
Recording No.: 9108070056

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2017

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 201710170060

7. Lien of assessments levied pursuant to the Declaration for Cedarcrest Condominium No. 1 to the extent provided for by Washington law.
8. City, county or local improvement district assessments, if any.