202110010039
10/01/2021 10:34 AM Pages: 1 of 8 Fees: $210.50
Skagit County Auditor, WA

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When recorded return to:
Eric D. Snow and Deborah E. Snow
125 Summerland Rd
Bellingham, WA 98229

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049274

Escrow No.: 620049274

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally M. Lund, an unmarried person, as her 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 Eric D. Snow and Deborah E. Snow, a married couple and Georgia R. Snow, 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 9, THE CEDARS, A CONDO.

Tax Parcel Number(s): P112570 / 4705-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4535
Oct 01 2021
Amount Paid $6805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2021

Sally M. Lund by
Rick Lund

Sally M. Lund by Rick Lund, Her attorney in fact

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Rick Lund

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Sally M. Lund to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/29/21

Donna Lee Reed

Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville WA.
My appointment expires: 10/1/2023

DONNA LEE REED
NOTARY PUBLIC #51271
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 1, 2023

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P112570 / 4705-000-009-0000

UNIT 9, "THE CEDARS, A CONDOMINIUM," AS PER THE SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 214 THROUGH 219, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO; AND AS IDENTIFIED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION THEREOF RECORDED FEBRUARY 5, 1998, UNDER AUDITOR'S FILE NO. 9802050054; AND ANY AMENDMENTS THERETO; ALL IN THE RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Ingress, egress and utilities
   Recording Date: November 17, 1995
   Recording No.: 9511170069
   Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

   In favor of: City of Burlington
   Purpose: Drainage
   Recording Date: October 16, 1996
   Recording No.: 9610160021
   Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

   In favor of: Puget Sound Energy, Inc., a Washington corporation
   Purpose: Underground electric system
   Recording Date: September 9, 1997
   Recording No.: 9709090114
   Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

   In favor of: Puget Sound Energy, Inc., a Washington corporation
   Purpose: Underground electric system
   Recording Date: September 9, 1997
   Recording No.: 9709090115
   Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

   In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation
   Purpose: Water Pipeline
   Recording Date: December 1, 1997
   Recording No.: 9712010013
   Affects: Portion of said premises

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

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EXHIBIT "B"

Exceptions
(continued)

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 The Cedars Condominium:

Recording No: 9712080064

Modification(s) of said Condo Map:

Recording Date: February 5, 1998
Recording No.: 9802050053

Modification(s) of said Condo Map:

Recording Date: October 23, 2002
Recording No.: 200210230124

7. 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 of Condominium
Recording Date: February 5, 1998
Recording No.: 9802050054

Amends and restates that instrument recorded under Recording No. 9712080065

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 1999
Recording No.: 9907130112

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 16, 1999
Recording No.: 9908160158

Modification(s) of said covenants, conditions and restrictions

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EXHIBIT "B"

Exceptions
(continued)

Recording Date: September 17, 1999
Recording No.: 199909170116

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 2000
Recording No.: 200008240077

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 23, 2002
Recording No.: 200210230125

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 20, 2003
Recording No.: 200302200070

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2006
Recording No.: 200610170109

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 2010
Recording No.: 201005110027

8. Lien of assessments levied pursuant to the Declaration for The Cedars Condominium to the extent provided for by Washington law.

9. 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
Recording No.: 9809230032
Regarding: Irrigation water service

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Water pipeline
Recording Date: October 29, 1999

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EXHIBIT "B"

Exceptions
(continued)

Recording No.: 199911010143
Affects: Portion of said premises

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 29, 2000
Recording No.: 200006290057
Affects: Portion of said premises

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Water pipeline
Recording Date: August 11, 2000
Recording No.: 200008110019
Affects: Portion of said premises

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 11, 2001
Recording No.: 200109110082
Affects: Portion of said premises

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Water pipeline
Recording Date: December 13, 2001
Recording No.: 200112130003
Affects: Portion of said premises

15. MDU Broadband Services Agreement and the terms and conditions thereof:

Executed by: Homestead Development N.W., Inc. and TCI Cablevision of Washington,

EXHIBIT "B"

Exceptions
(continued)

Inc.
Recording Date: March 27, 2002
Recording No.: 200203270001

16. Agricultural irrigation Water Service Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest Development Co.
Recording Date: July 17, 2002
Recording No.: 200207170008

17. 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."

18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

19. Assessments, if any, levied by City of Burlington.

20. City, county or local improvement district assessments, if any.

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