

When recorded return to:

Michelle Wilson
Kathleen Jennings
1030 Sinclair Way, Unit 42
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250974

Apr 04 2025

Amount Paid \$6005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

15215 SE 272nd St., Suite 101
Kent, WA 98042

Chicago Title
620057325

Escrow No.: 0287239-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Drake and Lisette Drake, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys and warrants to Kathleen Jennings, a single woman

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.)

Tax/Map ID(s): UNIT 42, THE CEDARS, A CONDO

Tax Parcel Number(s): P112603,

Subject to:

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

Dated: 4/3/25

Scott Drake
Scott Drake
Lisette Drake
Lisette Drake

State of WashingtonCounty of IslandThis record was acknowledged before me on 4/3/25 by Scott Drake and Lisette Drake.SMS

(Signature of notary public)

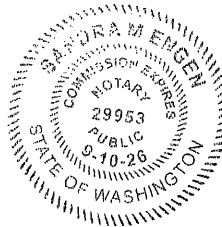
Notary Public in and for the State of WashingtonMy commission expires: 9-10-26

EXHIBIT "A"
Legal Description

UNIT 42, 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 IN VOLUME 16 OF PLATS, PAGES 214 THROUGH 219, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: November 17, 1995
Auditor's No.: 9511170069
For: Ingress, egress and utilities
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 16, 1996
Auditor's No.: 9610160021
In favor of: City of Burlington
For: Drainage
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1997
Auditor's No.: 9709090114
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Note: Exact location and extent of easement is undisclosed of record.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1997
Auditor's No.: 9709090115
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Note: Exact location and extent of easement is undisclosed of record
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 1, 1997
Auditor's No.: 9712010013
In favor of: Public Utility District No. 1 of Skagit County, WA
For: 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of First Amendment to the Cedars:
Recording No: 9802050053
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1999
Auditor's No.: 199911010143
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 29, 2000 and September 11, 2001
Recording No.: 200006290057
Recording No.: 200109110082
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:
A) All street and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property.
B) A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described

EXHIBIT "B"Exceptions
(continued)

property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way. C)
All areas located within a 10 foot perimeter of the exterior surface of all ground mounted vaults and transformers.
D) No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all ground mounted or semi-buried manholes.

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

Recorded: August 11, 2000

Auditor's No.: 200008110019

In favor of: Public Utility District No. 1

For: Water pipeline

10. Agreement, including the terms and conditions thereof, entered into;

By: Public Utility District #1

And Between: Homestead Northwest, Inc.

Recorded: September 23, 1998

Auditor's No.: 9809230032

Providing: Irrigation water service

11. 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.

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.: 199908160158

Modification(s) of said covenants, conditions and restrictions

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.: 200210230124

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

EXHIBIT "B"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 2010

Recording No.: 201005110027

12. Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.

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

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

Recorded: December 13, 2001

Auditor's No.: 200112130003

In favor of: Public Utility District No. 1 of Skagit County

For: Water pipeline

15. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 16, 2002

Auditor's No.: 200203270001

In favor of: TCI Cablevision

For: Utilities

16. Agreement, including the terms and conditions thereof; entered into;

By: Public Utility District No. 1

And Between: Homestead NW Dev. Co.

Recorded: July 17, 2002

Auditor's No.: 200207170008

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

18. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, SkagitCounty 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."

20. Assessments, if any, levied by Cedars Condominium Owners Association.

21. Assessments, if any, levied by Burlington.

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