

When recorded return to:
Emily Regnier
1192 Decatur Circle Unit 4B
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252957

Sep 10 2025

Amount Paid \$6637.00
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.: 620059371

CHICAGO TITLE CO.

620059371

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kaye E. Guarjardo, personal representative of The Estate of George W. Petersen
and Kaye E. Guarjardo, personal representative of The Estate of Joan M. Petersen

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Emily Regnier, 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 4B, CEDAR POINT (A CONDOMINIUM)

Tax Parcel Number(s): P118742 / 4788-000-004-0200

Subject to:

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

STATUTORY WARRANTY DEED

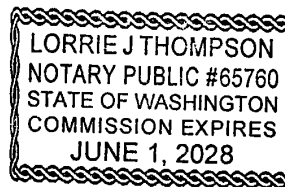
(continued)

Dated: 9/5/25

The Estate of George W. Petersen

BY: Kaye E. Guajardo
Kaye E. Guajardo
Personal Representative

The Estate of Joan M. Petersen

BY: Kaye E. Guajardo
Kaye E. Guajardo
Personal RepresentativeState of WashingtonCounty of SkagitThis record was acknowledged before me on September 5, 2025 by Kaye E. Guajardo as
Personal Representative of The Estate of George W. Petersen.Lorrie J. Thompson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028State of WashingtonCounty of SkagitThis record was acknowledged before me on September 5, 2025 by Kaye E. Guajardo as
Personal Representative of The Estate of Joan M. Petersen.Lorrie J. Thompson

(Signature of notary public)

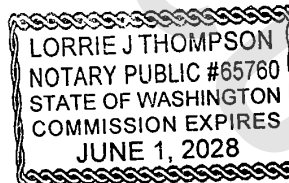
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118742 / 4788-000-004-0200

UNIT 4B, CEDAR POINT (A CONDOMINIUM), ACCORDING TO FIRST AMENDED DECLARATION THEREOF RECORDED APRIL 27, 2004, UNDER AUDITOR'S FILE NO. 200404270060 AND SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200201100078, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 17, BURLINGTON ACREAGE PROPERTY IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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: 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 "B"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 "B"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 "B"**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.