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Skagit County Auditor

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WHEN RECORDED RETURN TO
RICHARD J. WOLFINGTON
15709 LARCH WAY
LYNNWOOD, WA 98037

CHICAGO TITLE IC30791 ✓



CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED

5100772

Dated: JULY 13, 2004

THE GRANTOR

TODD POLLOCK AND CATHERINE M. POLLOCK, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

RICHARD J. WOLFINGTON AND TRACIA WOLFINGTON, HUSBAND AND WIFE

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

Tax Account Number(s): 4622-000-033-0002

LOT 33, PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 147 THROUGH 152, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

3737
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 20 2004

Amount Paid \$ 1708.00
Skagit Co. Treasurer
By Deputy

TODD POLLOCK

CATHERINE M. POLLOCK

SWD/RDA/0899

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

SS

ON THIS 15th DAY OF July, 2004 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED TODD POLLOCK AND
CATHERINE M. POLLOCK KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Chloe Cerutti

NOTARY SIGNATURE

PRINTED NAME:

CHLOE CERUTTI

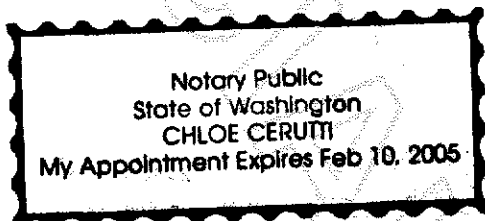
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT

EDMONDS

MY COMMISSION EXPIRES ON

7/10/05



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Skagit County Auditor



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005100772

SUBJECT TO:

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Easement, including the terms and conditions thereof, disclosed by instrument;

Recorded: May 28, 1918

Auditor's No.: 126981, records of Skagit County, Washington

In favor of: English Lumber Company, a Washington corporation

For: Road right-of-way

Affects: 40 feet in width following the line of the English Lumber Company's Railroad

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

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

Recorded: April 11, 1963

Auditor's No(s): 634405, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Portion of said premises and other property

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 26, 1992

Auditor's No.: 9210260023, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: 10 feet of said premises lying parallel with and adjacent to streets and right-of-way

Easement delineated on the face of said plat;

For: Right-of-way for utilities and appurtenances

Affects: 10 feet of said premises lying parallel with and adjacent to streets and right-of-ways

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005100772

SUBJECT TO:

Water pipeline easement contained on the face of said plat, as follows:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in, and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Tract A is also covered under this provision.

Easement provisions contained on the face of said plat, as follows:

An easement is reserved for and granted to Puget Sound Power and Light Company, cable television, General Telephone Northwest, and their respective successors and assigns under and upon the exterior seven (7) feet of front and five (5) feet of side boundary lines and under and upon the exterior ten (10) feet of rear boundary lines of lots and tracts, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise or rights and privileges herein granted.

Notes on the face of said plat, as follows:

- A. All plat roadways shall remain private for a period of time not less than six (6) years from the date of final plat approval. Skagit County shall not consider establishment of said roadways until this period has expired. All maintenance of plat roadways and drainage facilities shall be the responsibility of the homeowners' association.
- B. The cost of construction and maintenance of all roads not herein dedicated as County roads and all access roads to the plat, unless the same are dedicated as County roads, shall be the obligation of all the owners of the lots in the Plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain the same shall be concurrently the obligation of any corporation in which title of said roads, streets, and/or alleys be held. In the event the owners of any of these lots or the corporate owners of any of the roads, streets, and/or alleys of this plat, or any additional plats served by these roads, streets, and/or alleys, shall petition the Board of County Commissioners, to include these roads, streets, and/or alleys in the road system, said petitioner shall be obligated to bring the same to the County Road Standards in all respects prior to acceptance by the County.

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005100772

SUBJECT TO:

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

Recorded: November 20, 1913, and January 15, 1920

Auditor's No.: 99359 and 138448, records of Skagit County, Washington

From: Port Blakley Mill Company and English Lumber Company, a Washington corporation

As Follows: Reserving unto the vendor, its successors and assigns, all coal, mineral ores, and valuable deposits of oil and gas now known in or on said lands, or hereafter discovered therein or thereon, with the right to enter land upon said lands and mine and extract the same and to prospect therefor, the vendor for itself, its successors and assigns, covenanting to pay to the vendee, his heirs or assigns, any damage caused to the surface of said land by the removal by the vendor, its successors or assigns, of such coal, mineral, mineral ores, oil or gas, and by the operation thereof or transportation and mining the same. Said mineral rights are now vested of record in Skagit County, a Municipal corporation, through foreclosure of delinquent general taxes.

Affects: Portion of said plat

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Recorded: August 31, 1905

Auditor's No.: 53375, records of Skagit County, Washington

From: English Lumber Company, a Washington corporation

As Follows: Saving and excepting out of the grant hereby made, all mines, minerals, and petroleum oils existing in the premises hereby conveyed, with power to the grantor, its successors and assigns, to take all usual, necessary, or convenient means for working, getting, laying up, dressing, making merchantable and taking away said minerals and petroleum oils, including such rights-of-way over said lands for hauling or other purposes, as may be necessary for the proper working of said mines and mineral deposits and the marketing of the products thereof

Affects: A portion of said plat

Voluntary Parks Mitigation Condition delineated on the face of said plat, as follows:

All lots/parcels within the Cedar Ridge subdivision are affected as follows:

Purchasers and/or first time sellers are subject to a mitigation impact fee as outlined in Voluntary Mitigation Agreement as recorded under Auditor's File No. 001900, records of Skagit County, Washington.

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005100772

SUBJECT TO:

Restrictions contained on the face of said plat, as follows:

- A. Lot owners should be aware that the adjacent property is commercial forest land and is expected to remain in forest production. Normal forestry operations should be expected.
- B. All development, construction, and use of the shoreline area with Tract B shall be consistent with the Shoreline Management Act, the Skagit County Shoreline Management Master Program, and any other applicable local, state, or federal regulations.
- C. All residences with driveways exceeding 150 feet in length that are not in compliance with the access road standards established by the Skagit County Fire Marshal (SSC 10.207) shall be constructed with fire suppression sprinkler systems.
- D. Structural shore defense works shall not be permitted along any portion of the shoreline area of Lake 16.
- E. Residential construction on Lots 17, 18, and 19 will require the installation of fire suppression sprinkler systems as part of the construction requirements.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: December 23, 1993

Auditor's No(s): 9312230074, records of Skagit County, Washington

Executed By: Vern Sims and Warren Gilbert, Jr.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 23, 1993

Auditor's No(s): 9312230074, records of Skagit County, Washington

EXHIBIT A



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