

AFTER RECORDING MAIL TO:
David W. Olson and Sandra D. Olson
1198 Decatur Circle Unit 3A
Burlington, WA 98233



200412170117
Skagit County Auditor

12/17/2004 Page 1 of 5 1:38PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83201

Statutory Warranty Deed

Grantor(s): Homestead NW Dev. Co., Inc
Grantee(s): David W. Olson and Sandra D. Olson

FIRST AMERICAN TITLE CO.
83201E

Unit 3A, "CEDAR POINT, A CONDOMINIUM"
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4788-000-003-0100, P118739

THE GRANTOR Homestead NW Dev. Co., Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David W. Olson and Sandra D. Olson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A-A

Dated December 16, 2004

#6791
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Homestead NW Dev. Co., Inc

DEC 17 2004

Maia Halvorson
By: Maia Halvorson

Amount Paid \$ 3314.99
Skagit Co. Treasurer
By *[Signature]* Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Maia Halvorson the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Sales Rep of Homestead NW Dev. Co., Inc to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 12-16-04

Kate L. Hickok

Notary Public in and for the State of WA
Residing at MtVernon
My appointment expires: 1-7-07



Order No:

EXHIBIT A

Unit 3A, "CEDAR POINT, A CONDOMINIUM", according to Declaration thereof recorded January 10, 2002, under Auditor's File No. 200201100079, records of Skagit County, Washington; and Survey Map and Plans thereof recorded January 10, 2002, under Auditor's File No. 200201100078, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of Section 5, Township 34 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH and SUBJECT TO an easement for access and utilities as delineated on the face of said Survey Map.



200412170117
Skagit County Auditor

12/17/2004 Page 2 of 5 1:38PM

EXHIBIT A-1

Exceptions:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
 Dated: November 21, 1997
 Recorded: December 1, 1997
 Auditor's No.: 9712010013
 Purpose: Water pipeline easement
 Area Affected: Portion of Tract 78 "Plat of the Burlington Acreage Property"

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
 Dated: August 27, 1997
 Recorded: September 9, 1997
 Auditor's No.: 9709090114
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
 Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
 Dated: August 27, 1997
 Recorded: September 9, 1997
 Auditor's No.: 9709090115
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
 Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 Dated: October 29, 1999
 Recorded: November 1, 1999
 Auditor's No.: 199911010143
 Purpose: Water pipeline easement
 Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
 Dated: June 16, 2000
 Recorded: June 29, 2000
 Auditor's No.: 200006290057
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
 Area Affected: Portion of subject property



200412170117
Skagit County Auditor

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
municipal corporation
Dated: August 9, 2000
Recorded: August 11, 2000
Auditor's No.: 200008110019
Purpose: Water pipeline easement
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 31, 2001
Recorded: September 11, 2001
Auditor's No.: 200109110082
Purpose: "...utility systems for purposes of transmission, distribution and
sale of gas and electricity..."
Area Affected: Portion Tract 81 "Plat of the Burlington Acreage Property"

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
municipal corporation
Dated: December 11, 2001
Recorded: December 13, 2001
Auditor's No.: 200112130003
Purpose: Water pipeline easement
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

I. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: Cedar Point, a Condominium
Recorded: January 10, 2002
Auditor's No.: 200201100078

Said matters include but are not limited to the following:

1. All units include the existing building or building to be built, as referenced in the declaration, together with the surroundings land shown hereon. The vertical limits of each unit extend from an elevation of 20.0 feet NGVD '29 (mean sea level) up to and elevation of 100.0 feet NGVD'29

2. Utility locations are shown on the recorded Plat of First Amendment to the Cedars, a Condominium and the Second Amendment to the Cedars, a Condominium. Said plan shows the storm water detention pond and said pond encroaches in the unit boundaries. The pond is to be reshaped in the future phases to accommodate for any loss of volume caused by construction within the units of the first and loss of volume caused by construction within the units of the first and second amendment.



200412170117
Skagit County Auditor

3. An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the private roadways and utilities easements shown hereon and along the routes of the as built or yet to be built utility alignments, 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 condominium and other property as may be developed in association with expansions to this condominium, together with the right to enter upon the units (Lots) 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 condominium by the exercise of rights and privileges herein granted.

4. All road rights-of-way shown hereon, Sinclair Way, Cypress Court, Lopez Lane, Fidalgo Drive and Decatur Circle (including the access roadway to the West) are private and are to be maintained by the condominium association. (Common Elements) The road rights-of-way shown hereon are subject to the future development rights with respect to future phases as well as any additional development rights which may be done within the bounds of the property described hereon which may not be a part of the condominium.

5. This plan is an amendment to that certain document recorded in Volume 16 of Plats, pages 198 – 208, records of Skagit County, Washington and reflects additional information with respect to lots, access easements, common elements, modified future phasing and vertical unit limits.

6. Common Elements

J. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: January 10, 2002
Auditor's File No.: 200201100079

Said instrument was modified by instrument recorded April 27, 2004, under Auditor's File No. 200404270060.

K. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

L. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Homestead Northwest Development Co. or its successor or assigns
Dated: July 8, 2002
Recorded: July 17, 2002
Auditor's No.: 200207170008
Regarding: Agricultural Irrigation Water Service Agreement



200412170117
Skagit County Auditor