

AFTER RECORDING MAIL TO:

Mary Helene Halsey
1819 Cedar Springs Lane
Anacortes, WA 98221



200507070048
Skagit County Auditor

7/7/2005 Page 1 of 3 10:32AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85240

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Stephen D. Thomas and Evelyn S. Blum
Grantee(s): Mary Helene Halsey
Assessor's Tax Parcel Number(s): 4768-000-010-0000, P117552

A85240-1

THE GRANTOR Stephen D. Thomas and Evelyn S. Blum, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mary Helene Halsey, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "CEDAR SPRINGS PUD PHASE 4", as per plat recorded on December 27, 2001 under Auditor's File No. 200112270133, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions or other exceptions set forth on EXHIBIT A attached hereto.

Dated: June 29, 2005

Stephen D. Thomas

Evelyn S. Blum

3557
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 07 2005

Amount Paid \$ 4455.00
By: Deputy

STATE OF MA }
COUNTY OF ESSEX } SS:

I certify that I know or have satisfactory evidence that Stephen D. Thomas and Evelyn S. Blum, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7.1.2005

Notary Public in and for the State of ESSEX, MA
Residing at SALEM, MA
My appointment expires: _____

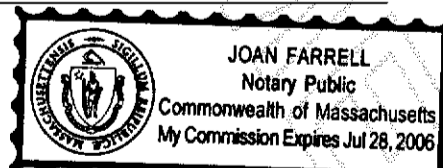


EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raymond G. Jones and Margaret I. Jones, husband and wife
Dated: undisclosed
Recorded: July 10, 1972
Auditor's No.: 770845
Purpose: Drainage purposes
Area Affected: A 16 foot strip of land through said Plat

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raymond G. Jones and Margaret I. Jones
Dated: Undisclosed
Recorded: April 16, 1973
Auditor's No.: 783548
Purpose: Using and maintaining the drain line
Area Affected: A 16 foot strip of land through said Plat

C. Terms and conditions of Agreement, as reserved by Warranty Deed recorded under Auditor's File No. 887877, regarding well use and utilities serving said well.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 29, 1995
Auditor's No.: 9512290127

Said matters include but are not limited to the following:

1. Encroaching shed eaves and/or set back violation -- affects common area

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Karen L. Thompson, as her separate estate
Recorded: October 10, 1991
Auditor's No.: 9110100027
For: Right-of-way for ingress, egress -- installation, maintenance, operation and replacement of utility line, pipes, poles and conduits
Affects: A portion of common area



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

Plat/Subdivision Name: Cedar Springs PUD Phase 4
Recorded: December 27, 2001
Auditor's No.: 200112270133

Said matters include but are not limited to the following:

1. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Land Title Company report referenced under note 2 above. Said report lists documents recorded under Auditor's File Nos. 9110100027, 200011080126 and 200011080127. Deeds of Trusts are recorded under Auditor's File No. 199912180092.
2. Water supply – City of Anacortes
3. Sewer disposal – City of Anacortes
4. Twenty (25) foot NGPE buffer
5. Thirty (30) foot NGPE buffer
6. Ten (10) foot utility easement
7. Twenty-five (25) foot wetland buffer

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 8, 2000
Auditor's No: 200011080126
Executed by: Cedar Springs LLC

H. TERMS AND CONDITIONS OF CEDAR SPRINGS HOMEOWNERS ASSOCIATION AS PER BY-LAWS:

Recorded: November 8, 2000
Auditor's No.: 200011080127



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