

When recorded return to:

Mr. and Mrs. J. William Taylor
1162 Decatur Drive
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number: B90358



200701300118
Skagit County Auditor

1/30/2007 Page 1 of 5 11:27AM

Statutory Warranty Deed

THE GRANTORS Ronald Otto and Janice Otto, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to J. William Taylor and Patricia A. Taylor, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B90358E-1

Abbreviated Legal:

Unit 12A, "CEDAR POINT, A CONDOMINIUM"

Tax Parcel Number(s): 4788-000-012-0100, P118757

Unit 12A, "CEDAR POINT, A CONDOMINIUM", according to First Amended Declaration thereof recorded April 27, 2004, under Auditor's File No. 200404270060, 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 Tract 17, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as described in the Exhibit A, attached hereto and made a part hereof.

Dated 1-29-07

Ronald Otto

Janice Otto

414
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 30 2007

532720

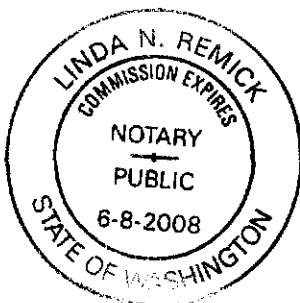
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$
By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Ronald Otto and Janice Otto, 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: 1-29-07

Linda N. Remick



Notary Public in and for the State of Washington
Residing at Hanwood
My appointment expires: 6-8-08

Exhibit A
Schedule "B-1"

EXCEPTIONS:

The following Paragraphs A through M, inclusive, will only show on the Owner's policy to issue:

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"



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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

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 surrounding 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



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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.

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 instruments recorded April 27, 2004 and March 1, 2006 under Auditor's File Nos. 200404270060 and 200603010116.

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.



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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



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