



200906050105
Skagit County Auditor

6/5/2009 Page 1 of 3 11:16AM

When recorded return to:

Mr. and Mrs. Terry M. Hoffman
18849 Cascade Ridge Court
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 97089

Statutory Warranty Deed

97089-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Homer M. Robertson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Terry M. Hoffman and Wendy D. Hoffman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 10, "PLAT OF CASCADE RIDGE COURT"

Tax Parcel Number(s): P108103, 4668-000-010-0000

Lot 10, "PLAT OF CASCADE RIDGE COURT", according to the plat thereof, recorded in Volume 16 of Plats, pages 87 through 89, inclusive, records of Skagit County, Washington.
Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 6-3-09

Homer M. Robertson
Homer M. Robertson

1610
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 05 2009

Amount Paid \$ 6413.00
Skagit Co. Treasurer
By Chellm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Homer M. Robertson, 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: 6-4-09

Katie E. Hickok
Notary Public in and for the State of Washington
Residing at mtvernon
My appointment expires: 1/07/2011

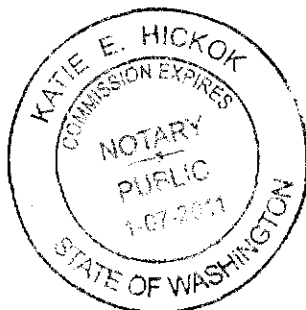


Exhibit A

EXCEPTIONS:

A. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: J. M. Sherrill and Nina V. Sherrill, husband and wife
Recorded: July 18, 1944
Auditor's No: 373093
Purpose: A proper and adequate easement for right-of-way
Area Affected: Easterly portion of the subject property

The Company is unable to determine from the record the exact location of said easement.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company and Georgia Pacific Corporation
Dated: April 2, 1988
Recorded: June 19, 1989
Auditor's No: 8906190004
Purpose: Ingress, egress and utilities
Area Affected: Said Easement may lie completely within Cascade Ridge Drive, but the Company cannot confirm that assertion.

Said Easement Agreement includes a Maintenance Agreement.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 21, 1993
Recorded: January 26, 1993
Auditor's No: 9301260091
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

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

Dated: June 26, 1996
Recorded: June 26, 1996
Auditor's No: 9606260031
Executed by: Keith S. Johnson, Alison R. Johnson and Danya R. Johnson



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

Plat/Subdivision Name: Cascade Ridge Court
Recorded: January 19, 1996
Auditor's No: 9601190017

Said matters include but are not limited to the following:

1. Utility easement affecting a 7-foot portion abutting Cascade Ridge Court
2. Water - Public Utility District No. 1 of Skagit County
3. Sewer - Individual on-site systems. Alternative systems are proposed for Lots 1, 2, 3, 4, 7, 8, 9, 10, 11 and 14, which may have special design, construction and maintenance requirements. See Health Officer for details.
4. No building permit shall be issued for any residential and/or commercial structures, which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District
5. Change in location of access may necessitate a change of address. Contact Skagit County Public Works

Said notes are provided for informational purposes only. No assurance of such matters being made or implied.

6. Building set-back lines as delineated on the face of the Plat.
7. An easement is hereby reserved for and granted to Puget Sound Power and Light Company; Cascade Natural Gas Corp.; GTE Northwest; Northland Cable T.V., and their respective successors and assigns under and upon the private street(s), if any, and the exterior 9 feet of all lots, tracts and spaces within the Plat, lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires with necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
8. Know all men by these presents that Keith S. Johnson and Alison R. Johnson, husband and wife, and Danya R. Johnson, formerly Danya R. Milnor; James O. Butler and Moni B. Butler, husband and wife, do hereby declare this Plat and Washington Federal Savings dedicate to the public forever, all roads and ways, EXCEPT private and corporate roads shown hereon with the rights to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take natural course, in the original reasonable grading of roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course, so as to discharge upon any public road right-of-way, or to hamper road drainage, any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner.

9. Skagit County Fill Maintenance easement affecting Lots 1-3
10. Access and utility easement affecting Lots 3, 5, 6, 8 and 10
11. Drainage easement affecting Lots 5-8, 10 and 11
12. Forestry setbacks affecting Lots 3-8, 10-13
13. Easement for PUD waterline affecting Lots 12-14



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