



201002190080

Skagit County Auditor

2/19/2010 Page

1 of

6 3:25PM

When recorded return to:

Deborah Platt  
22391 Summerleaf Lane  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 99013

## Statutory Warranty Deed

99013-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Northern Reign Development Company, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Deborah L. Platt, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 1, "PLAT OF CEDAR CREEK" Long Card No. PL06-0742

Tax Parcel Number(s): P127941, 4970-000-001-0000

Lot 1, as delineated on the "PLAT OF CEDAR CREEK" Long Card No. PL06-0742, as approved on October 7, 2008 and recorded on October 7, 2008, under Auditor's File No. 200810070082, records of Skagit County, Washington.

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

Dated 2-17-10

411  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Northern Reign Development Company, LLC

*Marty Loberg*  
By: Marty Loberg, Managing Member

FEB 19 2010

Amount Paid \$ 5166.11  
Skagit Co. Treasurer  
By *MAM* Deputy

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledge that \_\_\_\_\_ signed this instrument, on oath stated \_\_\_\_\_ is/are authorized to execute the instrument and acknowledge that as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE

On FEB. 17<sup>th</sup> 2010

Date

before me,

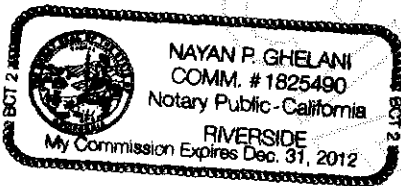
NAYAN P. GHELANI, NOTARY PUBLIC

Here Insert Name and Title of the Officer

personally appeared

MARTIN LOBERG

Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~~~they~~ executed the same in his/~~her~~~~their~~ authorized capacity(ies), and that by his/~~her~~~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

STATUTORY WARRANTY DEED

Document Date:

02/17/2010

Number of Pages:

1

Signer(s) Other Than Named Above:

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



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Exhibit A

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: June 20, 1946  
Recorded: March 17, 1947  
Auditor's No.: 402099  
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;  
Location: A 50 foot wide portion of the subject property

Said Easement corrects that certain Easement recorded under Auditor's File No. 383575.

**B. RESERVATION CONTAINED IN DEED:**

Executed by: Pope & Talbot, Inc.  
Recorded: January 16, 1952  
Auditor's No.: 471170  
As Follows:

Reserving to the Grantor...and easement for road purposes over, along and across the South 30 feet of the Plat thereof.

**C. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: March 13, 1990  
Recorded: March 29, 1990  
Auditor's No.: 9003290045  
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  
Location: Portion of Tract "A" and Lot 9

**D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Todd and Sheri Queen, husband and wife  
And: Mike D. and Phyllis E. Adkinson, husband and wife and David T. Radcliffe  
Dated: February 17, 2002  
Recorded: May 24, 2002  
Auditor's No.: 200205240116  
Regarding: Easement recorded under Auditor's File No. 200205240117



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E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 6, 2002  
Recorded: June 13, 2002  
Auditor's No.: 200206130034  
Affects: The access easement only

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 20, 2006  
Auditor's No.: 200612200122

G. Matters, if any, set forth in Preliminary Plat approval recorded as 200711140044 that were not released by the filing of the Plat and Covenants.

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy  
Dated: March 6, 2008  
Recorded: March 18, 2008  
Auditor's No.: 200803180088  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: Portion of subject property

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

Plat/Subdivision Name: Plat of Cedar Creek Long C.a.R.D.  
Recorded: October 7, 2008  
Auditor's No.: 200810070082

Said matters include but are not limited to the following:

1. Various types of easements
2. Notes
3. Provisions similar to conditions, covenants and restrictions



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J. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 7, 2008  
Auditor's No.: 200810070083

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Dated: June 3, 2008  
Recorded: October 7, 2008  
Auditor's No.: 200810070084  
Purpose: Protected Critical Area Easement  
Area Affected: As delineated on face of plat

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

Dated: August 6, 2008  
Recorded: October 7, 2008  
Auditor's No.: 200810070085  
Executed By: Northern Reign Development Company, LLC

M. NOTICE OF BUILDER'S DISCLOSURES:

Grantor: D.B. Johnson Construction, Inc.  
Recorded: March 9, 2009 and April 24, 2009  
Auditor's Nos.: 200903090160 and 200904240106  
Affects: Lots 1, 3, 4 and 8

N. NOTICE OF BUILDER'S DISCLOSURES:

Grantor: Encore Homes, Inc.  
Recorded: September 2, 2009  
Auditor's No.: 200909020003  
Affects: Lots 2, 5, 6 and 7

((The following Paragraphs O through R affect some of the access easements only))

O. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Auditor's Nos.: 383574, 383571, 381738, 383547 and 383573  
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: Includes other property



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P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Owners of Lots 1, 2, 3 and 4, of Short Plat No. 97-0003  
Dated: May 13, 1998  
Recorded: May 13, 1998  
Auditor's No.: 9805130064  
Purpose: Ingress, egress and utilities easement with maintenance provisions  
Area Affected: Erna Lane

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

Dated: January 31, 2001  
Recorded: April 11, 2001  
Auditor's No.: 200104110125  
Executed by: Erna E. Munske, et al

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

In Favor Of: Cedar Creek Water Association  
Recorded: February 26, 2001  
Auditor's No.: 200102260067  
For: Waterline  
Affects: A 20 foot strip in Lot 4 Short Plat No. 97-0003

S. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Northern Reign Development  
Recorded: December 30, 2008  
Auditor's No.: 200812300138  
Regarding: Notice Of On-Site Sewage System Maintenance Agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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