



201004300133

Skagit County Auditor

When recorded return to:

4/30/2010 Page

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5 4:00PM

Christopher L. Simpson and Lesli J. Simpson
22344 Summerleaf Lane
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 98896

Statutory Warranty Deed

98896-1

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 Christopher L. Simpson and Lesli J. Simpson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 6, "PLAT OF CEDAR CREEK"

Tax Parcel Number(s): P127946, 4970-000-006-0000

Lot 6, 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 4-29-10

Northern Reign Development Company, LLC

By: Marty Loberg, Managing Member

1215
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2010

Amount Paid \$ 6163.80
By Sp Skagit Co. Treasurer Deputy

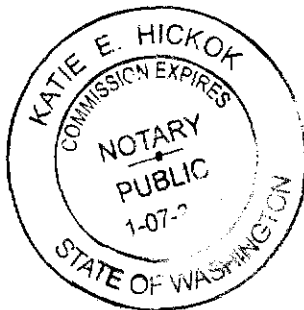
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marty Loberg is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated his is/are authorized to execute the instrument and acknowledge that as the Managing Member of Northern Reign Dev. Comp. LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-29-10

Karen E. Hickok

Notary Public in and for the State of WA
Residing at MT Vernon
My appointment expires: 1-7-11



SCHEDULE "B-1"

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



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.: 200811130087
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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