



201007080080

Skagit County Auditor

7/8/2010 Page

1 of

4 3:57PM

When recorded return to:

Marcus J. Howat and Noelle S. Howat
22363 Summerleaf Lane
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 96406

Statutory Warranty Deed

96406-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Northern Reign Development Company, LLC, a limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Marcus J. Howat and Noelle S. Howat, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 4, "PLAT OF CEDAR CREEK"

Tax Parcel Number(s): P36184, 350411-2-001-0007

4970-000-004-0000
P-127944

Lot 4, "PLAT OF CEDAR CREEK LONG C.a.R.D. No. PL 06-0742", as per plat recorded as Auditor's File No. 200810070082. TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Tract "B" Summerleaf Lane (PVT.) as delineated on the face of the plat; ALSO TOGETHER WITH such other easements as are appurtenant to said lot pursuant to said plat and the Declaration of Reservations, Restrictive Covenants and Easement associated therewith and recorded as Auditor's File No. 200810070085; ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in easements recorded under Auditor's File Nos. 200205240117 and 200206130034.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated

7-6-10

Northern Reign Development Company, LLC

By: Martin E. Loberg, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2039

JUL 08 2010

Amount Paid \$ 5387.⁷²

Skagit Co. Treasurer

By nam Deputy

STATE OF Washington

COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that

Martin E. Loberg

is/are the person(s) who appeared before

me, and said person(s) acknowledge that he signed this instrument, on oath stated he

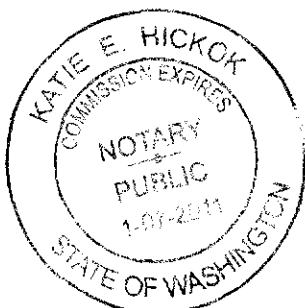
is/are authorized to execute the instrument and acknowledge that as the

of

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

7-7-10



Notary Public in and for the State of WA

Residing at mtvernon

My appointment expires: 1-7-11

Exhibit A

Order No: 96406

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 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: An easement area 100 feet in width having 50 feet of such width on each side of a centerline

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



201007080080
Skagit County Auditor

Order No: 96406

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

G. 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: Ten (10) foot wide portions of the subject property

H. 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

I. 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

J. 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



Order No: 96406

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

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

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

L. 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

M. 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

N. 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

O. 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

P. NOTICE, INCLUDING THE TERMS AND PROVISIONS THEREIN:

Executed By: D.B. Johnson Construction, Inc.
Recorded: March 9, 2009
Auditor's No.: 200903090160

Q. NOTICE, INCLUDING THE TERMS AND PROVISIONS THEREIN:

Executed By: D.B. Johnson Construction, Inc.
Recorded: April 24, 2009
Auditor's No.: 200904240106

