



201007260083  
Skagit County Auditor

7/26/2010 Page 1 of 2 1:30PM

When recorded return to:

Faye V. Levitz  
1909 Cedar Springs Lane  
Anacortes, WA 98221

Recorded at the request of:

File Number: A99602

**Statutory Warranty Deed**

A99602-1

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Frances Jean Thomas, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Faye V. Levitz, a single woman the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:

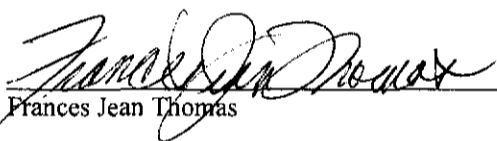
Lot 14, "Cedar Springs PUD, Phase 2"

Tax Parcel Number(s): P117556, 4768-000-014-0000

Lot 14, "CEDAR SPRINGS PUD, PHASE 2", as per plat recorded January 25, 2001, under Auditor's File No. 200101250072, records of Skagit County, Washington.


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 described in Exhibit "A" attached hereto

Dated 7/21/2010

  
\_\_\_\_\_  
Frances Jean Thomas

7236  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

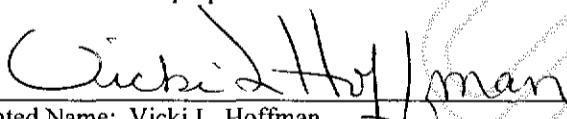
JUL 26 2010

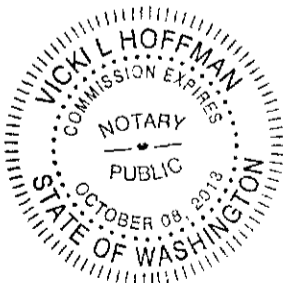
Amount Paid \$ 5149.20  
By  Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Frances Jean Thomas, the persons who appeared before me, and said person acknowledged that she 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: 7-21-10

  
\_\_\_\_\_  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-13



# EXHIBIT A

## EXCEPTIONS:

### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Karen L. Thompson, as her separate estate  
Recorded: October 10, 1991  
Auditor's No.: 9110100027  
Purpose: Right-of-way for ingress, egress, installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits  
Area Affected: A portion of the common area

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

Plat/Subdivision Name: Cedar Springs PUD Phase 2  
Recorded: January 25, 2001  
Auditor's No.: 200101250072

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

Recorded: November 8, 2000  
Auditor's No.: 200011080126  
Executed By: Cedar Springs LLC

#### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: Not disclosed  
Recorded: October 24, 2006  
Auditor's No.: 200610240160

#### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: February 22, 2008  
Recorded: February 25, 2008  
Auditor's No.: 200802250094

#### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 4, 2010  
Recorded: June 4, 2010  
Auditor's No.: 201006040030

### D. Terms of Cedar Springs Homeowner's Association as per By-Laws recorded November 8, 2000 under Auditor's File No. 200011080127.

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

Plat/Subdivision Name: Cedar Springs PUD  
Recorded: November 8, 2000  
Auditor's No.: 200011080023



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