

When recorded return to:
Douglas A. Winge
756 North 72nd #203
Seattle, WA 98103



201012290080
Skagit County Auditor

12/29/2010 Page 1 of 3 10:41AM

Recorded at the request of:

File Number: A99115

Statutory Warranty Deed

A99115
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Larry W. Dutton, Successor Trustee of Trust A of the Dutton Family Revocable Trust, dated June 30, 1994 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas A. Winge, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Tract 9, "CEDAR SPRINGS PUD PHASE 4"

Tax Parcel Number(s): P117551, 4768-000-009-0000

Tract 9, "CEDAR SPRINGS PUD PHASE 4", as per plat recorded on December 27, 2001 under Auditor's File No. 200112270133, 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 per Exhibit "A" attached hereto

Dated 12/20/2010

Dutton Family Revocable Trust

Larry W. Dutton
By: Larry W. Dutton, Successor Trustee

3951
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 29 2010

Amount Paid \$ *4054.50*
Skagit Co. Treasurer
By *MF* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry W. Dutton 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 Successor Trustee of The Dutton Family Revocable Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12/21/2010

Deann L. Berge
~~Vicki L. Hoffman~~ Deann L. Berge
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013 10/28/2012

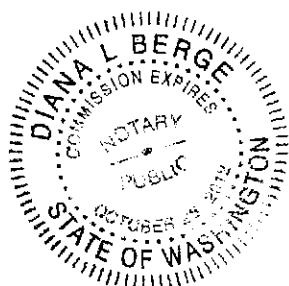


EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raymond G. Jones and Margaret I. Jones, husband and wife
Dated: Undisclosed
Recorded: July 10, 1972
Auditor's No.: 770845
Purpose: Drainage purposes
Area Affected: A 16 foot strip of land through said Plat

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raymond G. Jones and Margaret I. Jones
Dated: Undisclosed
Recorded: April 16, 1973
Auditor's No.: 783548
Purpose: Using and maintaining the drain line
Area Affected: A 16 foot strip of land through said Plat

C. Terms and conditions of Agreement, as reserved by Warranty Deed recorded under Auditor's File No. 887877, regarding well use and utilities serving said well.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 29, 1995
Auditor's No.: 9512290127

Said matters include but are not limited to the following:

1. Encroaching shed eaves and/or set back violation – affects common area.

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

In Favor Of: Karen L. Thompson, as her separate estate
Recorded: October 10, 1991
Auditor's No.: 9110100027
For: Right-of-way for ingress, egress – installation, maintenance, operation and replacement of utility line, pipes, poles and conduits
Affects: A portion of the common area



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

Plat/Subdivision Name: Cedar Springs PUD Phase 4
Recorded: December 27, 2001
Auditor's No.: 200112270133

Said matters include but are not limited to the following:

1. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Land Title Company report referenced under note 2 above. Said report lists documents recorded under Auditor's File Nos. 9110100027, 200011080126 and 200011080127. Deeds of Trusts are recorded under Auditor's File No. 199912180092.
2. Water supply – City of Anacortes
3. Sewer disposal – City of Anacortes
4. Twenty (25) foot NGPE buffer
5. Thirty (30) foot NGPE buffer
6. Ten (10) foot utility easement
7. Twenty-five (25) foot wetland buffer

G. 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: October 4, 2006 and February 22, 2008
Recorded: October 24, 2006 and February 25, 2008
Auditor's No.: 200610240160 and 200802250094

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

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

H. TERMS AND CONDITIONS OF CEDAR SPRINGS HOMEOWNERS ASSOCIATION AS PER BY-LAWS:

Recorded: November 8, 2000
Auditor's No.: 200011080127



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