

When recorded return to:
Margaret Schreifels
1189 Decatur Circle Unit 17A
Burlington, WA 98233



201101200112
Skagit County Auditor

1/20/2011 Page 1 of 4 2:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620012535

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arthur L. Grimsby and Janice A. Grimsby, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Margaret E. Schreifels, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 17A, CEDAR POINT (a condominium), according to the Declaration thereof recorded January
10, 2002, under Auditor's File No. 200201100079 and any amendments thereto And Survey Map
and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P118767, 4788-000-017-0100

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 17, 19, Chicago Title Insurance Order 620012535,
which is attached hereto and made a part hereof, and Skagit County Right To Farm Ordinance, which
is attached.

Dated: January 14, 2011

Arthur L. Grimsby

Janice A. Grimsby

State of Washington

County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#173

JAN 20 2011

Amount Paid \$ 2977.60
Skagit Co. Treasurer
By Unum Deputy

I certify that I know or have satisfactory evidence that Arhtur L. Grimsby and janice A. Grimsby are the
person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of
instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: January 14, 2011

Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley, WA

My appointment expires: 10/15/2012



EXHIBIT "A"

Exceptions

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1997
Auditor's No(s): 9709090114, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1997
Auditor's No(s): 9709090115, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 1, 1999
Auditor's No.: 199911010143, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
For: Water pipeline
Affects: Portion of said premises and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 12, 1999
Auditor's No(s): 9910120069, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 29, 2000
Auditor's No.: 200006290057, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 11, 2000
Auditor's No(s): 200008110019, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Water pipeline
Affects: Portion of said premises
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 11, 2001
Auditor's No(s): 200109110082, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of said premises
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 13, 2001
Auditor's No(s): 200112130003, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington



201101200112
Skagit County Auditor

EXHIBIT "A"

Exceptions

9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 27, 2002
Auditor's No(s): 200203270001, records of Skagit County, Washington
In favor of: Homestead Development N.W., Inc.
For: TCI Cablevision of Washington
10. Agreement, including the terms and conditions thereof, entered into;
By: Public Utility District No. 1 of Skagit County
And Between: Homestead Northwest Inc.
Recorded: September 23, 1998
Auditor's No.: 9809230032, records of Skagit County, Washington
Providing: Irrigation Water Service Agreement
11. Agreement, including the terms and conditions thereof, entered into;
By: Public Utility District No. 1 of Skagit County
And Between: Homestead Northwest Development Co.
Recorded: July 17, 2002
Auditor's No.: 200207170008, records of Skagit County, Washington
Providing: Irrigation water service
12. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: January 10, 2002
Auditor's No.: 200201100079, records of Skagit County, Washington

Amended by instrument(s):
Recorded: April 27, 2004, March 1, 2006, June 4, 2007 and February 29, 2008
Auditor's No(s): 200404270060, 200603010116, 200706040181 and 200802290192 records of Skagit County, Washington
13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CEDAR POINT, A CONDOMINIUM:

Recording No: 200201100078
14. Reservations contained in deed:

Recording Date: July 8, 2004
Recording No.: 200407080100
Regarding: Skagit County Right to Farm Ordinance
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Burlington.
17. Assessments, if any, levied by Cedar Point Condominium Homeowner's Association.
18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):



EXHIBIT "A"
Exceptions

Year: 2010
Tax Account No.: P118767
Levy Code: 0905
Assessed Value-Land: \$84,200.00
Assessed Value-Improvements: \$133,000.00

General and Special Taxes: Billed: \$2,446.30
Paid: \$2,446.30
Unpaid: \$0.00

2011 taxes not yet available.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

