

WHEN RECORDED RETURN TO
STANLEY L. RIEMER
1201 FIDALGO DRIVE
BURLINGTON, WASHINGTON 98233



201206290154
Skagit County Auditor

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CHICAGO TITLE
620015322



CHICAGO TITLE COMPANY

5108109

STATUTORY WARRANTY DEED

THE GRANTOR(S)

MARGUERITE ANN GRANGER, AND WALTER HANS WISLER, AND TRACIE ANN WISLER, AND BARBARA MARIE GRAY,
EACH AS THEIR SEPARATE ESTATE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

STANLEY L. RIEMER AND JANICE D. RIEMER, HUSBAND AND WIFE

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

UNIT 89, THE CEDARS, A CONDOMINIUM, ACCORDING TO AMENDED DECLARATION THEREOF RECORDED
AUGUST 24, 2000, UNDER AUDITOR'S FILE NO. 200008240077 AND ANY AMENDMENTS THERETO, RECORDS OF
SKAGIT COUNTY, WASHINGTON, AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER
AUDITOR'S FILE NO. 200008240076, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Abbreviated Legal: UNIT(S): 89 CONDO: THE CEDARS

Tax Account Number(s): P117148 AND 4759-000-089-0000

Dated: JUNE 27, 2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121954
JUN 29 2012

Amount Paid \$ 2452.50
Skagit Co. Treasurer
By *WAM* Deputy

X *Marguerite Ann Granger*
MARGUERITE ANN GRANGER

X *Walter Hans Wisler by Attorney in Fact*
WALTER HANS WISLER

X *Tracie Ann Wisler by Attorney in Fact*
TRACIE ANN WISLER

X *Barbara Marie Gray by Attorney in Fact*
BARBARA MARIE GRAY

LPB10/KLC/052006

STATE OF WASHINGTON ss Skagit COUNTY OF
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARGUERITE ANN GRANGER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS ATTORNEY IN FACT FOR WALTER HANS WISLER, TRACIE ANN WISLER AND BARBARA MARIE GRAY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6-28-12

NOTARY SIGNATURE

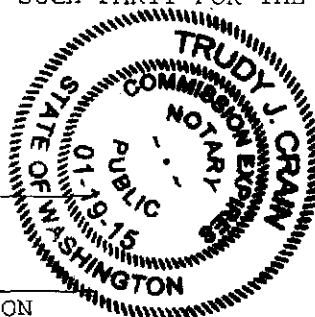
Trudy J. Crain

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Orlinda Wash

MY APPOINTMENT EXPIRES 1-19-15



STATE OF WASHINGTON
COUNTY OF Skagit

SS

ON THIS 28th DAY OF June, 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MARGUERITE ANN GRANGER KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

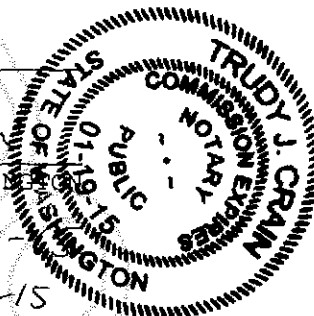
NOTARY SIGNATURE

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Orlinda Wash

MY COMMISSION EXPIRES ON 1-19-15



NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5108109

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: November 17, 1995

Auditor's No(s): 9511170069, records of Skagit County, Washington

For: Ingress, egress and utilities

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 16, 1996

Auditor's No.: 9610160021, records of Skagit County, Washington

In favor of: City of Burlington

For: Drainage

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

Note: Exact location and extent of easement is undisclosed of record.

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

Note: Exact location and extent of easement is undisclosed of record

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 1, 1997

Auditor's No(s): 9712010013, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County, WA

For: Water pipeline

Note: Exact location and extent of easement is undisclosed of record.

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 FIRST AMENDMENT TO THE CEDARS:

Recording No: 9802050053

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 29, 1999

Auditor's No(s): 199911010143, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

For: Water pipeline

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 29, 2000 and September 11, 2001

Auditor's No.: 200006290057 and 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:

A) All street and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property.

B) A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way. C)

All areas located within a 10 foot perimeter of the exterior surface of all ground mounted vaults and transformers.

D) No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all ground mounted or semi-buried manholes.



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EXHIBIT A

Escrow No.: 5108109

CONTINUED:

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
For: Water pipeline

Agreement, including the terms and conditions thereof, entered into;
By: Public Utility District #1
And Between: Homestead Northwest, Inc.
Recorded: September 23, 1998
Auditor's No. 9809230032, records of Skagit County, Washington
Providing: Irrigation water service

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: February 5, 1998
Auditor's No.: 9802050054, records of Skagit County, Washington

NOTE: Amends and restates that instrument recorded under Auditor's File No. 9712080065, records of Skagit County, Washington.

And in Amendments thereto
Recorded: July 13, 1999, August 16, 1999, September 17, 1999, August 24, 2000; October 23, 2002, February 20, 2003, October 17, 2006 and May 11, 2010.
Auditor's No.: 9907130112, 199908160158, 199909170116; 200008240077; 200210230125, 200302200070, 200610170109, and 201005110027 records of Skagit County, Washington

Said declaration includes, but is not limited to, the right of Declarant to withdraw real property which constitutes a portion of Common Elements Insured herein AND/OR to encumber any portion of said real property.

Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

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
For: Water pipeline

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 16, 2002
Auditor's No(s): 200203270001, records of Skagit County, Washington
In favor of: TCI Cablevision
For: Utilities

Agreement, including the terms and conditions thereof, entered into;
By: Public Utility District No. 1
And Between: Homestead NW Dev. Co.
Recorded: July 17, 2002
Auditor's No. 200207170008, records of Skagit County, Washington

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Burlington.

Assessments, if any, levied by The Cedars Condominium Owner's Association.

EXHIBIT/RDA/0999



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