

When recorded return to:

Donald F. Horspool and Dwyla D. Horspool
1052 Fidalgo Drive
Burlington, WA 98233



201209070093
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016444

CHICAGO TITLE
620016444

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan F. Tidwell, a single person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Donald F. Horspool and Dwyla D. Horspool, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 26, THE CEDARS, A CONDOMINIUM, according to the Declaration thereof recorded
February 2, 1998, under Auditor's File No. 9802050054, records of Skagit County,
Washington, and any amendments thereto, and Amended Survey Map and Plans thereof recorded
in Volume 16 of Plats, pages 214 through 219 inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P112587, 4705-000-026-0000

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 30, 2012

Susan F. Tidwell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122806
SEP 07 2012

Amount Paid \$ 21675.00
Skagit Co. Treasurer
By M6 Deputy

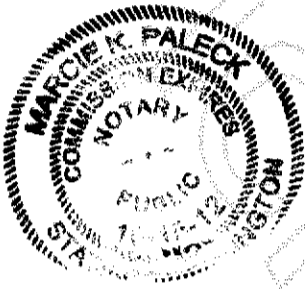
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that
SUSAN F. TIDWELL
is/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: August 31 2012

MARCIE K. PALECK
Marcie Paleck
Name: _____
Notary Public in and for the State of WASHINGTON
Residing at: MOUNT VERNON, WA
My appointment expires: October 15 2012



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EXHIBIT "A"
Exceptions

1. 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
2. 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
3. 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.

4. 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

5. 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.

6. 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

7. 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

8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 29, 2000 and September 11, 2001



EXHIBIT "A"
Exceptions

For: Utilities

16. 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
17. Reservation contained in deed:

Recording Date: January 17, 2006
Recording No.: 200601170218
Regarding: Skagit County Right to Farm Ordinance
18. Assessments, if any, levied by City of Burlington.
19. Assessments, if any, levied by The Cedars Condominium Owner's Association.
20. City, county or local improvement district assessments, if any.

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.



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