When recorded return to:
Donald F. Horspool and Dwyla D. Horspool
1052 Fidalgo Drive
Burlington, WA 98233



9/7/2012 Page 1

1 of

5 2:01PM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016444

CHICAGO TITLE

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 20102806

SEP 0 7 2012

Amount Paid'\$ 210 1500 Skagit Co. Treasurer By NA / Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
COUNTY OF SKAGIT
I certify that I know or have satisfactory evidence that
SUSAN E. TID WELL
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he shearney) signed this of instrument and acknowledged it to be (his/her/rheir) free and voluntary act
for the uses and purposes mentioned in this instrument.
Dated: QUANT 31 2012
MARCIE K. PALECK
Triand Weller
Name: !
Notary Public in and for the State of <u>(A) AS HINGTON</u>
Residing at: WOUNT VEILNON . WA
My appointment expires: Oto bec 15 2012
ESTOTARY RELEASE TO THE PROPERTY OF THE PROPER

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

*** CT_FNRV-02150.620019-620016444 20120907009 201209070093 Skagit County Auditor 9/7/2012 Page

Page 2

EXHIBIT "A"

Exceptions

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 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

Statutory Warranty Deed (LPB 10-05) WA0000059,doc / Updated: 05.17.11

Page 3 of 5



9/7/2012 Page 3 of 5

2:01PM

EXHIBIT "A"

Exceptions

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.

9 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

10. Agreement, including the terms and conditions thereof; entered into;

By:

Public Utility District #1

And Between: Recorded:

Homestead Northwest, Inc. September 23, 1998

Auditor's No.

9809230032, records of Skagit County, Washington

Providing:

Irrigation water service

11 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:

Auditor's No.:

February 5, 1998 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

- 12. 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.
- 13. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
- 14 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

15. 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

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

Page 4 of 5



EXHIBIT "A"

Exceptions

For:

Utilities

16 Agreement, including the terms and conditions thereof, entered into:

Public Utility District No. 1 Homestead NW Dev. Co.

And Between:

July 17, 2002

Recorded: Auditor's No.

200207170008, records of Skagit County, Washington

17. Reservation contained in deed:

Recording Date:

January 17, 2006 200601170218

Recording No.:

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.

Skagit County Auditor

9/7/2012 Page

2:01PM