

When recorded return to:

Jeffrey J. Demet Jr. and Fallon E. Demet
3519 Cedar Glen Way
Anacortes, WA 98221



201209120037
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.: 620015692

CHICAGO TITLE
620015692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald R. Milhomme and Cheri Milhomme, Each unmarried individuals, as their separate estates

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jeffrey J. Demet Jr. and Fallon E. Demet, husband and wife

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

Lot 1, "CEDAR GLEN PLAT, PHASE II," according to the plat thereof, recorded November 13, 2003, under Skagit County Auditor's File No. 200311130098.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P120972, 4825-000-001-0000

Subject to:

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

Dated: September 11, 2012

Ronald R. Milhomme
Ronald R. Milhomme

Cheri Milhomme
Cheri Milhomme

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122861
SEP 12 2012

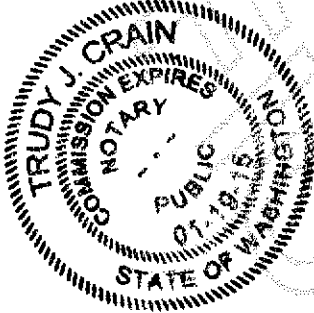
Amount Paid \$ 6688.90
Skagit Co. Treasurer
By nam Deputy

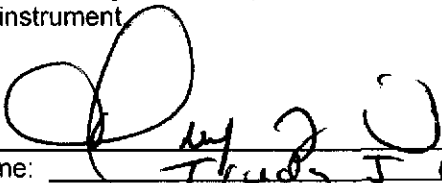
STATUTORY WARRANTY DEED
(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that
Ronald P. Mithomme + Cheri Mithomme
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9-12-12




Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Abvta
My appointment expires: 1-19-15



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EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 20, 1981
Auditor's No(s): 8108200071, records of Skagit County, Washington
In favor of: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns
For: "... install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services..."
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 11, 1981
Auditor's No.: 8109110033, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 31, 2003
Auditor's No.: 200303310327, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: 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 right-of-way.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 4, 2003
Auditor's No(s): 200309040153, records of Skagit County, Washington
In favor of: Port of Anacortes, a Washington municipal corporation
For: A perpetual exclusive easement of the free and unobstructed use and passage of all types of Aircraft
Affects: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property
5. 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 GLEN PLAT PHASE II:**

Recording No: 200311130098
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as established in a document:

Purpose: Private, shared driveway access and utility easements
Recording Date: February 20, 2004 and March 19, 2004
Recording No.: 200402200114 and 200403190120
7. Assessments, if any, levied by City of Anacortes.
8. City, county or local improvement district assessments, if any.



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EXHIBIT "A"

Exceptions

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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