

When recorded return to:
Robert O'Larey and Celsa O'Larey
22396 Summerleaf Lane
Sedro Woolley, WA 98284

201210240070
Skagit County Auditor

10/24/2012 Page 1 of 6 1:42PM

Recorded at the request of:

File Number: 104064

Statutory Warranty Deed

104064-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Martin E. Loberg and Jasmine M. Loberg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert O'Larey and Celsa O'Larey, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 8, Cedar Creek Long Card PL06-0742

Tax Parcel Number(s): P127948, 4970-000-008-0000

Lot 8, as delineated on the "PLAT OF CEDAR CREEK" Long Card No. PL06-0742, as approved on October 7, 2008 and recorded on October 7, 2008 under Auditor's File No. 200810070082 records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10/22/2012

Martin E. Loberg
Martin E. Loberg

Jasmine M. Loberg
Jasmine M. Loberg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123365
OCT 24 2012

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4544.⁰⁰
Skagit Co. Treasurer
By Chlum Deputy

I certify that I know or have satisfactory evidence that Martin E. Loberg and Jasmine M. Loberg, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-22-12

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at W. Vernon
My appointment expires: 1/07/2015



Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 104064

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 20, 1946
Recorded: March 17, 1947
Auditor's No.: 402099
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: A 50 foot wide portion of the subject property

Said Easement corrects that certain Easement recorded under Auditor's File No. 383575.

B. RESERVATION CONTAINED IN DEED:

Executed by: Pope & Talbot, Inc.
Recorded: January 16, 1952
Auditor's No.: 471170
As Follows:

Reserving to the Grantor...an easement for road purposes over, along and across the South 30 feet of the Plat thereof.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 13, 1990
Recorded: March 29, 1990
Auditor's No.: 9003290045
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
Location: Portion of Tract "A" and Lot 9



201210240070
Skagit County Auditor

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Todd and Sheri Queen, husband and wife
And: Mike D. and Phyllis E. Adkinson, husband and wife and David
T. Radcliffe
Dated: February 17, 2002
Recorded: May 24, 2002
Auditor's No.: 200205240116
Regarding: Easement recorded under Auditor's File No. 200205240117

E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE
AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 6, 2002
Recorded: June 13, 2002
Auditor's No.: 200206130034
Affects: The access easement only

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY
MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 20, 2006
Auditor's No.: 200612200122

G. Matters, if any, set forth in Preliminary Plat approval recorded as 200711140044 that were not
released by the filing of the Plat and Covenants.

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy
Dated: March 6, 2008
Recorded: March 18, 2008
Auditor's No.: 200803180088
Purpose: Right to enter said premises to operate, maintain, repair,
underground electric transmission and/or distribution system,
together with the right to remove brush, trees and landscaping
which may constitute a danger to said lines.
Affects: Portion of subject property



I. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Cedar Creek Long C.a.R.D.
Recorded: October 7, 2008
Auditor's No.: 200810070082

Said matters include but are not limited to the following:

1. Various types of easements
2. Notes
3. Provisions similar to conditions, covenants and restrictions

J. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 7, 2008
Auditor's No.: 200810070083

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: June 3, 2008
Recorded: October 7, 2008
Auditor's No.: 200810070084
Purpose: Protected Critical Area Easement
Area Affected: As delineated on face of plat

L. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 6, 2008
Recorded: October 7, 2008
Auditor's No.: 200810070085
Executed By: Northern Reign Development Company, LLC

M. NOTICE OF BUILDER'S DISCLOSURES:

Grantor: D.B. Johnson Construction, Inc.
Recorded: March 9, 2009 and April 24, 2009
Auditor's Nos.: 200903090160 and 200904240106
Affects: Lots 1, 3, 4 and 8



201210240070
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N. NOTICE OF BUILDER'S DISCLOSURES:

Grantor: Encore Homes, Inc.
Recorded: September 2, 2009
Auditor's No.: 200909020003
Affects: Lots 2, 5, 6 and 7

((The following Paragraphs O through R affect some of the access easements only))

O. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Auditor's Nos.: 383574, 383571, 381738, 383547 and 383573
Purpose: Right to construct, operate, maintain, repair,
replace and enlarge one or more electric
transmission and/or distribution lines over
and/or under the right-of-way
Affects: Includes other property

P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Owners of Lots 1, 2, 3 and 4, of Short Plat No. 97-
0003
Dated: May 13, 1998
Recorded: May 13, 1998
Auditor's No.: 9805130064
Purpose: Ingress, egress and utilities easement with maintenance
provisions
Area Affected: Erna Lane

Q. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 31, 2001
Recorded: April 11, 2001
Auditor's No.: 200104110125
Executed by: Erna E. Munske, et al



201210240070
Skagit County Auditor

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9 of 13

R. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Cedar Creek Water Association
Recorded: February 26, 2001
Auditor's No.: 200102260067
For: Waterline
Affects: A 20 foot strip in Lot 4 Short Plat No. 97-0003

S. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Northern Reign Development
Recorded: October 7, 2008
Auditor's No.: 200810070086
Regarding: Notice Of On-Site Sewage System Maintenance Agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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