

When recorded return to:  
Ruth E. Thomas and Lynda J. Harper  
16214 12th Street  
Vancouver, WA 98684



201211140058  
Skagit County Auditor

11/14/2012 Page 1 of 2 1:50PM

Recorded at the request of:

File Number: A104539

**Statutory Warranty Deed**

*A104539*

**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR Faye V. Levitz, Trustee of the Faye V. Levitz Living Trust dated August 19, 2008 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ruth E. Thomas and Lynda J. Harper, unmarried persons, as joint tenants with rights of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 14, Cedar Springs PUD Phase 2

Tax Parcel Number(s): P117556, 4768-000-014-0000

Lot 14, "CEDAR SPRINGS PUD, PHASE 2", as per plat recorded January 25, 2001, under Auditor's File No. 200101250072, 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.

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and Approved: *Ruth E. Thomas* *Lynda J. Harper*  
Ruth E. Thomas Lynda J. Harper

Dated 10/31/2012

Faye V. Levitz Living Trust  
*Faye V. Levitz*  
By: Faye V. Levitz, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20123635*  
NOV 14 2012

Amount Paid \$ *4677.50*  
Skagit Co. Treasurer  
By *MAM* Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Faye V. Levitz  
signed this instrument, on oath stated that She is  
authorized to execute the instrument and acknowledged it as the Trustee  
Of Faye V. Levitz Living Trust to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 11-1-12



*Vicki L. Hoffman*  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-13

# EXHIBIT A

## EXCEPTIONS:

### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Karen L. Thompson, as her separate estate  
Recorded: October 10, 1991  
Auditor's No.: 9110100027  
Purpose: Right-of-way for ingress, egress, installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits  
Area Affected: A portion of the common area

### B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cedar Springs PUD, Phase 2  
Recorded: January 25, 2001  
Auditor's No.: 200101250072

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

Recorded: November 8, 2000  
Auditor's No.: 200011080126  
Executed By: Cedar Springs LLC

### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: Not disclosed  
Recorded: October 24, 2006  
Auditor's No.: 200610240160

### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: February 22, 2008  
Recorded: February 25, 2008  
Auditor's No.: 200802250094

### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 4, 2010  
Recorded: June 4, 2010  
Auditor's No.: 201006040030

D. Terms of Cedar Springs Homeowner's Association as per By-Laws recorded November 8, 2000 under Auditor's File No. 200011080127.

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

Plat/Subdivision Name: Cedar Springs PUD  
Recorded: November 8, 2000  
Auditor's No.: 200011080023



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