

When recorded return to:

William H. Dore
12462 Gwen Dr Unit 3
Burlington, WA 98233



201301170081
Skagit County Auditor

1/17/2013 Page 1 of 3 1:59PM

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014790

CHICAGO TITLE
620014790

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth C. Andersen, Personal Representative of the Estate of Richard A. Andersen, deceased, in accordance with the the Skagit County Superior Court, State of Washington, Case No. 12-4-01595-6 **Pierce**

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to William H. Dore, Jr., a married man as his separate estate

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

Unit 3, CEDARCREST CONDOMINIUM NO. 1, according to Declaration thereof recorded under Auditor's File No. 850333 AND amended by addendum recorded under Auditor's File No. 9108070056, records of Skagit County Washington and Survey Map and Plans thereof recorded in Volume 11 of Plats, pages 57 and 58, records of Skagit County, Washington; being a portion of Lot 20, Plat of Country Club Estates, according to the plat thereof recorded in Volume 11 of Plats, pages 5 and 6, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P79725, 4351-000-003-0004

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620014790; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 14, 2013

Estate of Richard A. Andersen, deceased

BY: Elizabeth C. Andersen
Elizabeth C. Andersen, Personal Representative

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2013 173

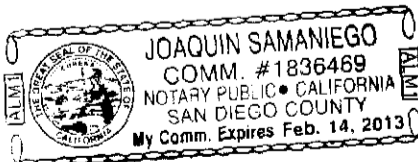
JAN 17 2013

Amount Paid \$ 3031.00
Skagit Co. Treasurer
By Wc Deputy

State of California
County of San Diego

I certify that I know or have satisfactory evidence that Elizabeth C. Andersen is the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Richard A. Andersen, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 01/15/2013



Joaquin Samaniego
Notary Public in and for the State of California
Residing at: San Diego, CA
My appointment expires: Feb 14, 2013

SCHEDULE "B"
Exceptions

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 6, 1936
Auditor's No(s): 276867, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. 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 COUNTRY CLUB ESTATES.

Recording No: Volume 11 of plats, pages 5 and 6

3. 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 CEDARCREST CONDOMINIUM NO. 1:

Recording No: 850332

4. Covenants, conditions and restrictions contained in instrument;
Recorded: April 22, 1977
Auditor's File No.: 856659, records of Skagit County, Washington
Executed By: Robert W. Fisher and Gloria J. Fisher, husband and wife, Allen D. Brown and Gwen E. Brown, husband and wife and Gary K. McMillen and Patricia McMillen, husband and wife
As Follows:

Reserving to the grantors, their heirs, successors, and assigns, an easement over, under, upon, and across the Southerly 10 feet of the Easterly 33 feet of the Westerly 184.00 feet of the common areas and facilities of said condominium described in Articles of Declaration recorded under Auditor's File No. 850333, records of Skagit County, Washington, to construct, reconstruct, operate, inspect, maintain, or remove lines of television transmission, consisting of such underground conduits, cables, and wires with necessary facilities and equipment for the purpose of serving the condominium and other property with television reception, together with the right to enter upon said premises at all times for the purposes stated.

Also reserving to the grantors, their heirs, successors, and assigns, an easement over, under, upon, and across the most Northeasterly 25 feet of the common areas and facilities of said condominium described in Articles of Declaration recorded under Auditor's File No. 850333, records of Skagit County, Washington, to construct, reconstruct, operate, inspect, maintain, or remove a sewer line for the benefit of Lot 19, Country Club Estates, according to the plat thereof recorded in Volume 11 of Plats, pages 5 and 6, records of Skagit County, Washington, together with the right to enter upon said premises at all times for the purposes stated.

The property is intended to be used for residential purposes.

5. Exceptions and reservations as contained in Deed;
From: United States of America
Recorded: April 25, 1944
Auditor's File No.: 370952, records of Skagit County, Washington
As Follows:



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SCHEDULE "B"

Exceptions

Reserving to the United States of America, a ¼ interest in the oil, gas, coal and other mineral rights of whatsoever nature upon, in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to the use of such parts of the surface as may be necessary for mining and savings said minerals.

6. Terms, covenants, conditions, easements and restrictions AND liability for assessments contained in Declaration of Condominium for said condominium, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
Recorded: February 2, 1977
Auditor's File No.: 850333, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: August 7, 1991
Auditor's No(s): 9108070056, records of Skagit County, Washington
7. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
8. Right of the condominium association of said condominium to offer to purchase said premises, as provided for in Declaration of Condominium and any amendments thereto;
Recorded: February 2, 1977
Auditor's File No.: 850333, records of Skagit County, Washington
9. Covenants, conditions, and restrictions contained in instrument(s), 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: December 23, 1974
Auditor's No(s): 811522, records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 23, 1974
Auditor's No(s): 811522, records of Skagit County, Washington
11. Agreement, including the terms and conditions thereof, entered into;
By: TCI Cablevision of Washington, Inc.
And Between: Cedarcrest Condominium Association
Recorded: December 10, 1999
Auditor's No. 199912100102, records of Skagit County, Washington
Providing: Multiple Dwelling Unit Service Agreement
Affects: Said premises and other property
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Cedarcrest Condominium Association.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

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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