

WHEN RECORDED RETURN TO:

CYNTHIA BONNER  
515 S 39<sup>TH</sup> PLACE  
MOUNT VERNON WA 98273



Skagit County Auditor  
5/10/2013 Page

1 of

\$126.00  
5 1:56PM

## Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

620018521

DOCUMENT TITLE(s)

1. STATUTORY WARRANTY DEED
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page \_\_\_\_\_ of the document

GRANTOR(s):

1. JEFFREY M. WENIG, TRUSTEE
2. WENIG TRUST
- 3.

☐ Additional names on page \_\_\_\_\_ of the document

GRANTEE(s):

1. CYNTHIA L. BONNER
- 2.
- 3.

☐ Additional names on page \_\_\_\_\_ of the document

ABBREVIATED LEGAL DESCRIPTION:

UNIT 5B, CEDAR POINT

☐ Complete legal description is on page 2 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P118744 / 4788-000-005-0200

☒ (sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature 

This cover sheet is for the County Recorder's indexing purposes only.  
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:  
Cynthia L. Bonner  
515 S 39th Place  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018521

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey M. Wenig, Trustee of the Wenig Trust Dated June 4, 2007, As the separate property of Jeffrey M. Wenig

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

in hand paid, conveys, and warrants to Cynthia L. Bonner, an unmarried person

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

Unit 5B, CEDAR POINT (a condominium), according to the Declaration thereof recorded January 10, 2002, under Auditor's File No. 200201100079 and any amendments thereto And Survey Map and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County, Washington.

Situated in Skagit County, Washington.

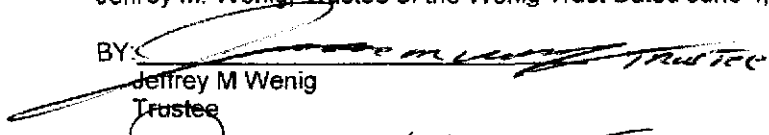
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P118744, 4788-000-005-0200  
SUBJECT TO, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD PER  
EXHIBIT "A"


Dated: May 2, 2013

Jeffrey M. Wenig, Trustee of the Wenig Trust Dated June 4, 2007

BY:

  
Jeffrey M Wenig  
Trustee

By:

  
Jillian E. Wenig  
Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013/1727  
MAY 10 2013

Amount Paid \$ 3120.00  
Skagit Co. Treasurer  
By MB Deputy



201305100103

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On May 8, 2013 before me, W Gray Notary Public  
(Here insert name and title of the officer)

personally appeared Jeffrey M. Wenig and Jillian E Wenig

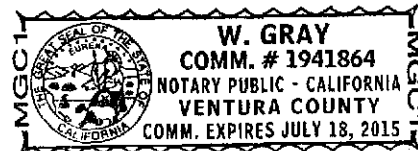
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
  - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
  - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
  - Print the name(s) of document signer(s) who personally appear at the time of notarization.
  - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
  - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
  - Signature of the notary public must match the signature on file with the office of the county clerk.
    - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
    - ❖ Indicate title or type of attached document, number of pages and date.
    - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- curely attach this document to the signed document

### DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warrant  
(Title or description of attached document)

Seed  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

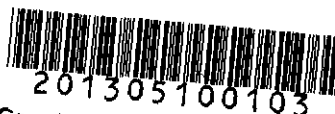
- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_



201305100103

**EXHIBIT "A"**

1. 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
2. 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
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 1, 1999  
Auditor's No.: 199911010143, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Water pipeline  
Affects: Portion of said premises and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 12, 1999  
Auditor's No(s): 9910120069, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 2000  
Auditor's No.: 200006290057, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises
6. 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 of Skagit County, Washington  
For: Water pipeline  
Affects: Portion of said premises
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 11, 2001  
Auditor's No(s): 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: Portion of said premises
8. 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, Washington
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 27, 2002  
Auditor's No(s): 200203270001, records of Skagit County, Washington  
In favor of: Homestead Development N.W., Inc.  
For: TCI Cablevision of Washington



10. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Inc.  
Recorded: September 23, 1998  
Auditor's No.: 9809230032, records of Skagit County, Washington  
Providing: Irrigation Water Service Agreement
11. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Development Co.  
Recorded: July 17, 2002  
Auditor's No.: 200207170008, records of Skagit County, Washington  
Providing: Irrigation water service
12. 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: January 10, 2002  
Auditor's No.: 200201100079, records of Skagit County, Washington  
  
Amended by instrument(s):  
Recorded: April 27, 2004, March 1, 2006, June 4, 2007, February 29, 2008 and March 29, 2013  
Auditor's No(s): 200404270060, 200603010116, 200706040181, 200802290192 and 201303290158 records of Skagit County, Washington
13. 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 POINT, A CONDOMINIUM:  
  
Recording No: 200201100078
14. Reservations contained in deed:  
  
Recording Date: May 17, 2005  
Recording No.: 200505170080  
Regarding: Skagit County Right to Farm Ordinance
15. A deed of trust to secure an indebtedness in the amount shown below,  
  
Amount: \$168,700.00  
Dated: May 13, 2005  
Trustor/Grantor: Jeffrey M. Wenig, unmarried  
Trustee: Chicago Title Company  
Beneficiary: JPMorgan Chase Bank, N.A.  
Recording Date: May 20, 2005  
Recording No.: 200505200009  
Affects: Said premises  
  
Said instrument was originally recorded under Auditor's File No. 200505170081
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by City of Burlington.
20. Assessments, if any, levied by Cedar Point Condominium Homeowner's Association.

#### 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.



201305100103