



201309200073

Skagit County Auditor

\$75.00

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When recorded return to:
Shannon C Stephens
21370 Egret Place
Mount Vernon, WA 98274

CHICAGO TITLE
620019037

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan D Everard and Anna M Everard, husband and wife

for and in consideration of ten dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Shannon C Stephens, an unmarried person

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

Lot 9, PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1, according to the plat thereof recorded in Volume 15 of Plats, pages 147 through 152, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO: Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal: LOT 9 CEDAR RIDGE ESTATES DIV. 1

Tax Parcel Number(s): 4622-000-009-0008/P105708

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3856

SEP 20 2013

Amount Paid \$ 7570.00
Skagit Co. Treasurer
By *klc* Deputy

Dated: 09/11/13

A. D. Everard
Alan D Everard

A. M. Everard
Anna M Everard

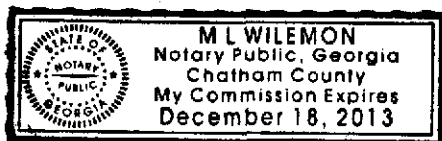
STATE OF *GEORGIA*
COUNTY OF *Chatham* SS.

I certify that I know or have satisfactory evidence that Alan D Everard and Anna M Everard (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: *Sept 15, 2013*

M. L. Wilemon
Notary name printed or typed:
Notary Public in and for the State of *GA*
Residing at *378 Stonebridge Cir. SAVANNAH, GA*
My appointment expires: *DEC 18, 2013* *31119*

M L Wilemon - Notary Public



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Exhibit "A"

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 PLAT OF CEDAR RIDGE ESTATES DIVISION NO. 1:
Recording No: 9402040035

Easement, including the terms and conditions thereof, disclosed by instrument;

Recorded: May 28, 1918

Auditor's No.: 126981, records of Skagit County, Washington

In favor of: English Lumber Company, a Washington corporation

For: Road right-of-way

Affects: 40 feet in width following the line of the English Lumber Company's Railroad

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

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 26, 1992

Auditor's No.: 9210260023, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: 10 feet of said premises lying parallel with and adjacent to streets and right-of-way

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

Recorded: November 20, 1913, and January 15, 1920

Auditor's No.: 99359 and 138448, records of Skagit County, Washington

From: Port Blakley Mill Company and English Lumber Company, a Washington corporation

As Follows:

Reserving unto the vendor, its successors and assigns, all coal, mineral ores, and valuable deposits of oil and gas now known in or on said lands, or hereafter discovered therein or thereon, with the right to enter land upon said lands and mine and extract the same and to prospect therefor, the vendor for itself, its successors and assigns, covenanting to pay to the vendee, his heirs or assigns, any damage caused to the surface of said land by the removal by the vendor, its successors or assigns, of such coal, mineral, mineral ores, oil or gas, and by the operation thereof or transportation and mining the same. Said mineral rights are now vested of record in Skagit County, a Municipal corporation, through foreclosure of delinquent general taxes.

Affects: Portion of said plat

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Recorded: August 31, 1905



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Auditor's No.: 53375, records of Skagit County, Washington
From: English Lumber Company, a Washington corporation

As Follows:

Saving and excepting out of the grant hereby made, all mines, minerals, and petroleum oils existing in the premises hereby conveyed, with power to the grantor, its successors and assigns, to take all usual, necessary, or convenient means for working, getting, laying up, dressing, making merchantable and taking away said minerals and petroleum oils, including such rights-of-way over said lands for hauling or other purposes, as may be necessary for the proper working of said mines and mineral deposits and the marketing of the products thereof

Affects: A portion of said plat

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition 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: December 23, 1993

Auditor's No: 9312230074, records of Skagit County, Washington

Executed By: Vern Sims and Warren Gilbert, Jr.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 23, 1993

Auditor's No: 9312230074, records of Skagit County, Washington

Protected Critical Area Site Plan

Recording Date: September 12, 2001

Recording No.: 200109120050



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