

When recorded return to:

Dennis M. Lynch and Marcella A. Lynch
1178 Decatur Circle
Burlington, WA 98233



201310280095

Skagit County Auditor \$76.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020020

CHICAGO TITLE
620020020

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey M. Wenig and Jillian E. Wenig, as co-trustees of The Wenig Trust Dated April 21, 2010

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

in hand paid, conveys, and warrants to Dennis M. Lynch and Marcella A. Lynch, ^{Husband +}
_{Wife}

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

Unit 8A, 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): P118749, 4788-000-008-0100

Subject to: Covenants, Conditions, Restrictions and Easements of Record as more fully described in Chicago Title Order 620020020, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attaced hereto and made a part here of as Exhibit "A"

Dated: October 23, 2013

The Wenig Trust Dated April 21, 2010

BY: Jeffrey M. Wenig ^{CO-TRUSTEE}
Jeffrey M. Wenig
Co-Trustee

BY: Jillian E. Wenig ^{CO-TRUSTEE}
Jillian E. Wenig
Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134342

OCT 28 2013

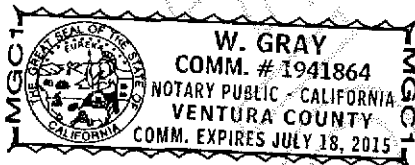
Amount Paid \$ 3,084.40
Skagit Co. Treasurer
By Tram Deputy

STATUTORY WARRANTY DEED
(continued)

State of CA
County of Ventura

I certify that I know or have satisfactory evidence that Jeffrey M. Wening and Jillian E. Wenig ~~is~~ are 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 Co Trustees of The Wenig Trust dated April 21, 2010 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Oct 24, 2013



W. Gray
Name: _____
Notary Public in and for the State of CA
Residing at: Ventura, CA
My appointment expires: 7.18.15



EXHIBIT "A"
Exceptions

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



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EXHIBIT "A"

Exceptions (continued)

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.: 200505170082
Regarding: Skagit County Right to Farm Ordinance
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Burlington.
17. Assessments, if any, levied by Cedar Point Condominium Homeowner's Association.
18. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year .



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Skagit County Auditor

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\$76.00

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EXHIBIT "A"

Exceptions
(continued)

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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