



201406050073

When recorded return to:

Elwyn Timothy Uy and Jennifer Sonja Uy
2272 Towne Circle
Mountain View, CA 94040

Skagit County Auditor

\$75.00

6/5/2014 Page

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4 2:14PM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20141942

JUN 05 2014

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Amount Paid \$13,800.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

Escrow No.: 245365666

CHICAGO TITLE
620021473

P116898

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carolyn Hoepner, as her separate estate

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

in hand paid, conveys, and warrants to Elwyn Timothy Uy and Jennifer Sonja Uy, husband and wife

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

PARCEL A:

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 97-0045, approved June 14, 2000, recorded June 15, 2000, under Auditor's File No. 200006150094, records of Skagit County, Washington, being a portion of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter of Section 1, Township 36 North, Range 3 East of the Willamette Meridian.

PARCEL B:

An easement for ingress, egress, and utilities over and across Cimarron Lane as shown on the face of SKAGIT COUNTY SHORT PLAT NO. 97-0045, approved June 14, 2000, recorded June 15, 2000, under Auditor's File No. 200006150094, records of Skagit County, Washington, being a portion of the Northeast

STATUTORY WARRANTY DEED

(continued)

Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter of
Section 1,

Township 36 North, Range 3 East of the Willamette Meridian.

ALL situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116898, 360301-3-001-0400

Subject to:

1. 1. Easement, including the terms and conditions thereof, conveyed by instrument;
Recorded: June 25, 1999
Auditor's No.: 9906250016, records of Skagit County, Washington
In favor of: Public Utilities District No. 1
For: Ingress and egress
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
SKAGIT COUNTY
SHORT PLAT NO. 97-0045:
Recording No: 200006150094

3. Agreement, including the terms and conditions thereof, entered into;
By and Between: Wayne Fjelstad, Fred Hall, and Public Utilities District No. 1
Recorded: June 28, 1999
Auditor's No.: 9906280003, records of Skagit County, Washington
Providing: Placement of a 159,000 gallon storage reservoir and a pump station and
appurtenances

4. Agreement, including the terms and conditions thereof, entered into;
By: Thomas, Inc.
And Between: Carolyn Hawley
Recorded: July 24, 2000
Auditor's No.: 200007240099, records of Skagit County, Washington
Providing: Sewer maintenance

5. Agreement, including the terms and conditions thereof, entered into;
By: Gary Lohman
And Between: Cimarron West, LLC



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STATUTORY WARRANTY DEED

(continued)

Recorded: August 10, 2001

Auditor's No.: 200108100002, records of Skagit County, Washington

Providing: Agreement to Covenants and Road Maintenance Agreement

6. Protected Critical Area Site Plan and the Terms and Conditions thereof;

Recorded: June 18, 1999

Auditor's File No.: 9906180017, records of Skagit County, Washington

7. Covenants, Conditions, Restrictions, Easements and Road Maintenance Agreement contained in declaration of

restrictions, 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: June 15, 2000

Auditor's No.: 200006150095, records of Skagit County, Washington

Executed by: Cimarron West, LLC

8. 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: June 15, 2000

Auditor's No(s): 200006150096, records of Skagit County, Washington

Executed By: Cimarron West, LLC

AMENDED by instrument(s):

Recorded: July 27, 2000, January 18, 2002 and August 26, 2003

Auditor's No(s): 200007270066, 200201180074 and 200308260135 records of Skagit County, Washington

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and

provisions thereof, disclosed in instrument(s);

Recorded: June 15, 2000

Auditor's No(s): 200006150095, records of Skagit County, Washington

Imposed By: Majority of property owners



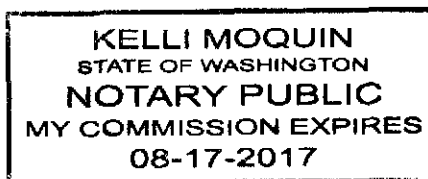
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STATUTORY WARRANTY DEED

(continued)

Dated: May 19, 2014

Carolyn Hoepner
Carolyn Hoepner



State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Carolyn Hoepner is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 05/23/2014

Kelli Moquin
Kelli Moquin
Notary Public in and for the State of Washington
Residing at: Blaine, WA
My appointment expires: August 17, 2017



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