

When recorded return to:
Joe M. Sullivan and Sue Sullivan
PO Box 5254
Morco, CA 92860

Filed for record at the request of:

CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022355

CHICAGO TITLE
620022355

STATUTORY WARRANTY DEED

THE GRANTOR(S) Louis F. Neff, an unmarried individual, as his separate estate for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Joe M. Sullivan and Sue Sullivan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Unit 19A, 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): P118771, 4788-000-019-0100

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620022355, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "A", SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

20145771
OCT 08 2014
Amount Paid \$292422
Skagit Co. Treasurer
M6
Deputy



State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Louis F. Neff is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 10/7/2014

Name: DEBORAH K. FLICK
Notary Public in and for the State of
Residing at: 1611 8th St NW
My appointment expires: 8/9/18



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.: 19991010143, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, 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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Skagit County Auditor

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11:24AM

\$74.00

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
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
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, 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. City, county or local improvement district assessments, if any
15. Assessments, if any, levied by City of Burlington.
16. 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, 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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