

When recorded return to:  
Ron Exner and Glenda Exner  
18266 Grouse Lane  
Mt Vernon, WA 98274



201506080120

Skagit County Auditor \$75.00  
6/8/2015 Page 1 of 4 11:27AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245373382

CHICAGO TITLE  
620024074

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles W. Schwab and Sherida A. Schwab, husband and wife

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 Ron Exner and Glenda Exner, a married couple

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

Lot 20, "PLAT OF CASCADE RIDGE P.U.D.", as per plat recorded in Volume 14 of Plats, page 112 to 121, records of Skagit County, Washington;  
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P83862, 4530-000-020-0015

Subject to:

1. Exceptions and reservations as contained in instrument;  
Recorded: September 5, 1934  
Auditor's No.: 264464, records of Skagit County, Washington  
From: English Lumber Company  
As Follows: Reserves to grantor all coal, minerals, mineral ores and valuable deposits of oil and gas

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20152096  
JUN 08 2015

Amount Paid \$15,295.90  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

2. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: July 18, 1944

Auditor's No.: 373093, records of Skagit County, Washington

In favor of: J.M. Sherrill and Nina V. Sherrill, husband and wife

For: Proper and adequate right-of-way to other property owned by grantors

3. Easement and Agreement related to construction, maintenance and use of roadway;

By: Keith S. Johnson and Alison R. Johnson, husband and wife

And Between: Scott Paper Company

Recorded: June 19, 1989

Auditor's No.: 8906190004, records of Skagit County, Washington

4. 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

CASCADE RIDGE PUD:

Recording No: 9002220024

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 20, 1990

Auditor's No(s): 9007200086, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

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

Affects: A 7 foot portion of said premises adjacent to roadway

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

Recorded: March 21, 1991

Auditor's No.: 9103210055, records of Skagit County, Washington

In favor of: Cascade Natural Gas

For: Installation and maintenance of utilities, including gas lines

Affects: Rights-of-way within Cascade Ridge that have not been expressly dedicated or accepted

as public roads

7. Agreement not to protest formation of Road Improvement District for a term of 10 years as provided for in

instrument;

Recorded: February 20, 1990

Auditor's No.: 9002200005, records of Skagit County, Washington

8. Requirements for reforestation under State of Washington Department of Natural

**STATUTORY WARRANTY DEED**  
(continued)

Resources Forest Application  
No. FP1908912 as disclosed by instrument;  
Recorded: March 7, 1988  
Auditor's No.: 8803070013, records of Skagit County, Washington

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: April 6, 1990

Auditor's No(s): 9004060014, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife; and Douglas A. Rowell

NOTE: This is a restatement of Declaration of Covenants, Conditions and Restrictions recorded February 15, 1990, under Auditor's File No. 9002150073, records of Skagit County, Washington. And Amendment recorded February 22, 1990, under Auditor's No. 9002220029, records of Skagit County, Washington

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

Recorded: April 6, 1990

Auditor's No(s): 9004060014, records of Skagit County, Washington

Imposed By: Cascade Ridge P.U.D. Homeowners Association

11. Final Order of Vacation:

Recorded: March 7, 1995

Auditor's No.: 9503070062, records of Skagit County, Washington

12. Resolution - Cascade Ridge

Recording Date: March 19, 1999

Recording No.: 9903190028

13. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Land and the terms and conditions thereof:

Recording Date: July 29, 2003

Recording No.: 200307290076

14. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: July 29, 2003

Recording No.: 200307290077

15. Easement for Roadways and Utilities and the terms and conditions thereof

**STATUTORY WARRANTY DEED**  
(continued)

Recording Date: August 26, 2009  
Recording No.: 200908260069

Dated: June 1, 2015

*Charles W. Schwab*  
Charles W. Schwab

*Sherida A. Schwab*  
Sherida A. Schwab

State of Washington

County of ~~Whatcom~~ *Skaagit km*

I certify that I know or have satisfactory evidence that Charles W. Schwab and Sherida A. Schwab are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *6/3/15*

*Kelli Moquin Mayo km*  
Kelli Moquin Mayo km  
Notary Public in and for the State of Washington  
Residing at: ~~Blaine, WA~~ *Sedro Woolley, WA km*  
My appointment expires: ~~August 17, 2017~~ *6/19/17 km*

