



201506120152

Skagit County Auditor
6/12/2015 Page

1 of 3 4:04PM \$74.00

When recorded return to:
Carol J. Tank
1806 Cedar Springs Lane
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023819

CHICAGO TITLE

620023819

STATUTORY WARRANTY DEED

THE GRANTOR(S) Don L. Hanson and E. Naomi Hanson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Carol J. Tank, an unmarried person

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

Lot 21, "CEDAR SPRINGS PUD PHASE 4" as per plat recorded on December 27, 2001, under
Auditor's File No. 200112270133, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P117563 / 4766-000-021-0000.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023819, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: June 8, 2015

Don L. Hanson

Don L. Hanson

E. Naomi Hanson

E. Naomi Hanson

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152197

JUN 12 2015

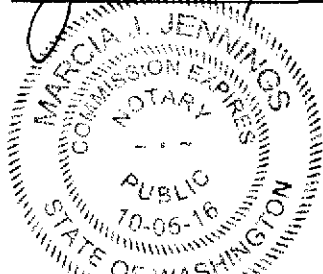
Amount Paid \$ 46.33 - 00
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that

Don L. Hanson and E. Naomi Hanson

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: June 12, 2015



Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley

My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 10, 1972
Auditor's No(s): 770845, records of Skagit County, Washington
In favor of: Raymond G. Jones and Margaret I. Jones, husband and wife
For: Drainage purposes
Affects: Portion of said plat
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 16, 1973
Auditor's No(s): 783548, records of Skagit County, Washington
In favor of: Raymond G. Jones and Margaret I. Jones, husband and wife
For: Drainage purposes
Affects: Portion of said plat
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 30, 1978
Auditor's No(s): 887877, records of Skagit County, Washington
In favor of: Marguerite Espe
For: The use of one-half of the water available in well on the herein described property, together with the right to install, maintain and replace water lines and pumps
Affects: Portion of said plat

NOTE: Additional matters with respect to said easement included in instrument recorded July 28, 1998, under Auditor's File No. 9807280074, records of Skagit County, Washington.
4. Matters with respect to encroaching shed eaves along the North line property disclosed by Survey recorded in Volume 17 of Surveys, page 192 and 193, under Auditor's File No. 9512290127, records of Skagit County, Washington.
Affects: Portion of said plat
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 10, 1991
Auditor's No(s): 9110100027, records of Skagit County, Washington
In favor of: Ingress, egress, utilities and appurtenances
6. Covenant contained in instrument;
From: Michael E. Crompton
Recorded: July 28, 1998
Auditor's No.: 9807280074, records of Skagit County, Washington
As Follows: Crompton agrees that there will be no diversion of the stream which runs from the Crompton property to the Espe property, such that diversion would prevent full and continued flow of the stream through the Espe parcel
Affects: Portion of said plat
7. Easement and right-of-way over, under, along and across the North 20 feet of Parcel B for purposes of travel, ingress and egress and installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits, disclosed by instrument dated November 1, 1960, recorded December 5, 1960, under Auditor's File No. 601611, records of Skagit County, Washington.
8. A non-exclusive easement over the North 20 feet of the East 120 feet of Parcel B as disclosed by instrument recorded August 17, 1984, under Auditor's File No. 655058, records of Skagit County, Washington.
9. Covenant to bear the cost of maintaining, installing and replacing water lines and pumps over adjacent property.

NOTE: Additional matters with respect to said easement included in instrument recorded July 28, 1998, under Auditor's File No. 9807280074, records of Skagit County, Washington.

Affects: Parcels D and E
10. 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,

SCHEDULE "B"

Special Exceptions (continued)

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 SPRINGS PUD PHASE 4:

Recording No: 200112270133

11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 10, 1991
Auditor's No(s): 9110100027, records of Skagit County, Washington
In favor of: Karen L. Thompson
For: Ingress and egress, installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits
12. Covenants, conditions, restrictions, and easements 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: November 8, 2000
Auditor's No(s): 200011080126, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 24, 2006, February 25, 2008 and June 4, 2010
Recording No.: 200610240160, 200802250094 and 201006040030
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 8, 2000
Auditor's No(s): 200011080126, records of Skagit County, Washington
14. Terms, conditions, and restrictions of that instrument entitled Bylaws;
Recorded: November 8, 2002
Auditor's No(s): 200011080127, records of Skagit County, Washington
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Mount Vernon.
17. Assessments, if any, levied by Cedar Springs Homeowner's Association.

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.