



Skagit County Auditor
9/9/2015 Page

1 of 5 11:51AM
\$76.00

When recorded return to:
Lynne Doughty and Robert Thomas Lamb
687 Sedona Lane
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025010

CHICAGO TITLE
620025010

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffery Jacobson, who also appears of record as Jeffrey A Jacobson, and Noelle Jacobson, who also appears of record as Noelle K Jacobson, 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 Lynne Doughty and Robert Thomas Lamb, wife and husband
the following described real estate, situated in the County of Skagit, State of Washington:

Lot E, PLAT OF CIMARRON RIDGE, a Conservation and Reserve Development, recorded May 28, 2002 under Auditor's File No. 200205280187, records of Skagit County, Washington;

Being a portion of Lot 1, Skagit County Short plat No. 97-0045 recorded June 15, 2000 under Auditor's File No. 200006150094, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P119193 / 4794-000-005-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 4, 2015

Jeffery Jacobson

Noelle Jacobson

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015 3621
SEP 9 2015

Amount Paid \$ 6945.22
Skagit Co. Treasurer
By: HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Jeffery Jacobson and Noelle Jacobson
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: 9-8-15

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-17

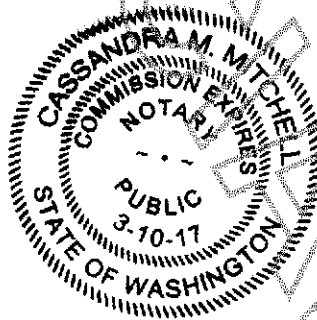


EXHIBIT "A"
Exceptions

1. 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 **PLAT OF CIMARRON RIDGE:**

Recording No: 200205280187

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 **SHORT PLAT No. 97-0045:**

Recording No: 200006150094

3. 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

4. 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

5. 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: 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 and August 26, 2003
Auditor's No(s): 200007270066 and 200308260135, records of Skagit County, Washington

6. 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

7. 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.

EXHIBIT "A"

Exceptions
(continued)

8. 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
9. 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
10. Agreement, including the terms and conditions thereof; entered into;
By: Gary Lohman
And Between: Cimarron West, LLC
Recorded: August 10, 2001
Auditor's No.: 200108100002, records of Skagit County, Washington
Providing: Agreement to Covenants and Road Maintenance Agreement
11. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 19, 2002
Auditor's No.: 200203190102, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2000
Auditor's No(s): 200005220084, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water facilities easement re-record to correct legal description
13. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: January 10, 2000
Auditor's No(s): 200001100127, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Nonexclusive perpetual easement over, under, along across and through said premises for underground electrical service and related structures
14. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: November 16, 1999
Auditor's No(s): 199911160004, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Nonexclusive perpetual easement over, under, along across and through said premises for underground electrical service and related structures
15. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 5, 1999
Auditor's No(s): 9905050018, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
16. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement Agreement;
Recorded: May 28, 2002
Auditor's No(s): 200205280188, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

In Favor of: Skagit County

17. Liability to future assessments, if any, levied by Cimarron Ridge.
18. City, county or local improvement district assessments, if any.

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.