

**When recorded return to:**

Michael R. Whiting Sr. and Judy A. Whiting  
22387 Summerleaf Lane  
Sedro Woolley, WA 98284



201510270028

Skagit County Auditor \$75.00  
10/27/2015 Page 1 of 3 1:52PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St.  
Mount Vernon, WA 98273  
Escrow No.: 620025279Z

**CHICAGO TITLE**  
**620025279Z STATUTORY WARRANTY DEED**

THE GRANTOR(S) Blaine L. Klepper and Linda J. Klepper, 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 Michael R. Whiting Sr. and Judy A. Whiting, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, as delineated on the Plat of Cedar Creek Long Card No. PL06-0742, as approved on  
October 7, 2008 and recorded on October 7, 2008, under Auditor's File No. 200810070082,  
records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P127942 / 4970-000-002-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 23, 2015

Blaine L. Klepper  
Blaine L. Klepper

Linda J. Klepper  
Linda J. Klepper

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20154389  
OCT 27 2015

Amount Paid \$ 5,950.<sup>20</sup>  
Skagit Co. Treasurer  
By Deborah K. Flick Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Blaine L. Klepper and Linda J. Klepper  
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: 10/23/2015



Deborah K. Flick  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 8/19/18

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution system and appurtenances thereto  
Recording Date: March 17, 1947  
Recording No.: 402099
2. Reservations and recitals contained in the Deed as set forth below:  
  
Grantor: Pope & Talbot, Inc.  
Recording Date: January 16, 1952  
Recording No.: 471170  
  
Said document provides for, among other things, the following:  
An easement for road purposes over, along and across the South 30 feet of the plat thereof
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution system and appurtenances thereto  
Recording Date: March 29, 1990  
Recording No.: 9003290045
4. Agreement, including the terms, covenants and provisions thereof;  
  
Executed by: Todd and Sheri Queen, husband and wife, et al  
Recording Date: May 24, 2002  
Recording No.: 200205240116  
Regarding: Easement recorded under Auditor's File No. 200205240117
5. Covenants, conditions, easements and restrictions, contained in the following instrument;  
  
Recording Date: June 13, 2002  
Recording No.: 200206130034
6. Lot of Record Certification, including the terms, covenants and provisions thereof;  
  
Recording Date: December 20, 2006  
Recording No.: 200612200122
7. Recommendation on Preliminary Plat PP06-0742, including the terms, covenants and provisions thereof;  
  
Recording Date: November 14, 2007  
Recording No.: 200711140044
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy  
Purpose: Underground electric transmission and/or distribution system and appurtenances thereto  
Recording Date: March 18, 2008  
Recording No.: 200803180088  
Affects: Portion of said premises
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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

## EXHIBIT "A"

### Exceptions (continued)

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 Creek:

Recording No: 200810070082

10. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: October 7, 2008  
Recording No.: 200810070083

11. Protected Critical Area Easement, including the terms, covenants and provisions thereof;

Recording Date: October 7, 2008  
Recording No.: 200810070084  
Affects: As delineated on face of plat

12. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 7, 2008  
Recording No.: 200810070085

13. Operation-Maintenance & Monitoring Requirement for Proprietary OnSite Sewage Systems, including the terms, covenants and provisions thereof;

Recording Date: May 4, 2009  
Recording No.: 200905040115

14. Notice of Builder's Disclosures, including the terms, covenants and provisions thereof;

Recording Date: September 2, 2009  
Recording No.: 200909020003

15. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Parcel No.: P127943  
Purpose: Ingress, egress and utilities  
Recording Date: October 19, 2009  
Recording No.: 200910190101

Reference is hereby made to said document for full particulars

16. Assessments, if any, levied by Cedar Creek Estates Homeowners 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.