



201604290188

Skagit County Auditor \$75.00  
4/29/2016 Page 1 of 3 1:59PM

When recorded return to:  
Kent B. Haberly and Gretchen V. Haberly  
P.O. Box 2116  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026953

**CHICAGO TITLE**  
**620026953 STATUTORY WARRANTY DEED**

THE GRANTOR(S) James A. Cook, Jr. and Terri E. Cook, 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 Kent B. Haberly and Gretchen V. Haberly, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 10, CEDARWOOD, according to the plat thereof, recorded in Volume 15 of Plats, pages 10  
and 11, records of Skagit County, Washington.

Situated in Skagit County, Washington  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P100767 / 4567-000-010-0009,

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

Dated: 4-26-16

James A. Cook  
James A. Cook, Jr.

Terri E. Cook  
Terri E. Cook

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161668  
APR 29 2016

Amount Paid \$ 2942.00  
Skagit Co. Treasurer  
By TKM Deputy

**STATUTORY WARRANTY DEED**

(continued)

State of Washington  
county of SKAGIT

I certify that I know or have satisfactory evidence that  
JAMES A. COOK Jr. and Terri E. COOK  
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: April 26, 2016

Kathy A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

**KATHERYN A. FREEMAN**  
**STATE OF WASHINGTON**  
**NOTARY -- PUBLIC**  
**My Commission Expires 9-01-2018**

**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 SHORT PLAT NO. 42-83:

Recording No: 8403190045

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 CEDARWOOD:

Recording No: 9110210010

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

Recorded: December 3, 1990

Auditor's No(s): 9012030082, 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: The exterior 7 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts and delineated on the final approved plat to Cedarwood

4. 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: October 24, 1991

Auditor's No(s): 9110240036, records of Skagit County, Washington

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Dujardin Custom Homes, Inc.

Purpose: Sewer

Recording Date: September 26, 1988

Recording No.: 8809260089

Affects: Northerly portion of said premises

6. Assessments, if any, levied by City of Mount Vernon.

7. 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.