

**When recorded return to:**

Robert J. Pallow and Peggy M. Pallow  
22 Orchid Court  
Bellingham, WA 98229

**POOR ORIGINAL**



201606170141

Skagit County Auditor

\$78.00

6/17/2016 Page

1 of

6 3:43PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245381969

620027286

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ernest J. Ward and Patti L. Ward, 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 Robert J. Pallow and Peggy M. Pallow, husband and wife

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

PARCEL A: Lot 34, "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

PARCEL B: A non-exclusive easement for ingress, egress and utilities over and across Lot 32 of said plat, as described in document recorded under Auditor's File No. 9008030097, records of Skagit County, Washington. Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83890, 4530-000-034-0019

Subject to:

Exhibit "A" attached hereto and by this referenced made a part hereof

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20162516

JUN 17 2016

Amount Paid \$ 22,255.<sup>00</sup>

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 10, 2016

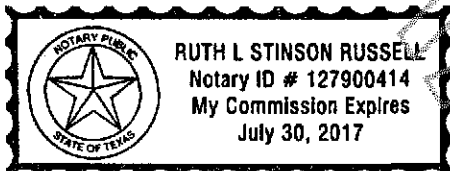
Ernest J. Ward  
Ernest J. Ward

Patti L. Ward  
Patti L. Ward

State of Texas  
County of Bexar

I certify that I know or have satisfactory evidence that Ernest J. Ward is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 15 2016



Ruth L. Stinson Russell  
Name: Ruth L. Stinson Russell  
Notary Public in and for the State of Texas  
Residing at: Converse TX 78109  
My appointment expires: July 30 2017

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Patti L. Ward is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATUTORY WARRANTY DEED

(continued)

Dated: June 10, 2016

Ernest J. Ward

Patti L. Ward

State of \_\_\_\_\_

of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Ernest J. Ward is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Residing at: \_\_\_\_\_

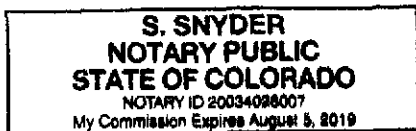
My appointment expires: \_\_\_\_\_

State of Colorado

County of Adams

I certify that I know or have satisfactory evidence that Patti L. Ward is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/15/16



Name: \_\_\_\_\_

Notary Public in and for the State of Colorado

Residing at: Denver

My appointment expires: 8/5/19

EXHIBIT A

Exceptions and reservations as contained in instrument;

Recorded: April 18, 1930  
Auditor's No.: 232991, 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

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

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

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

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

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

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

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities  
Benefits: Lot 32  
Recording Date: August 3, 1990  
Recording No.: 9008030097  
Affects: Portion of said premises

Requirements for reforestation under State of Washington Department of Natural Resources Forest Application  
No. FP1908912 as disclosed by instrument:  
Recorded: March 7, 1988  
Auditor's No.: 8803070013, records of Skagit County, Washington

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

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

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 line, together with necessary appurtenances  
Recording Date: September 12, 1994  
Recording No.: 9409120088  
Affects: Portion of said premises

Final Order of Vacation:  
Recorded: March 7, 1995  
Auditor's No.: 9503070062, records of Skagit County, Washington

Resolution - Cascade Ridge

Recording Date: March 19, 1999  
Recording No.: 9903190028

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

Recording Date: June 2, 1999  
Recording No.: 9906020121

**Waiver and Covenant Not to Sue Skagit County and Adjacent to Natural Resource Land Property Owners**

Recording Date: June 2, 1999  
Recording No.: 9906020122

**Low Flow Mitigation Summary and the terms and conditions thereof:**

Recording Date: June 3, 1999  
Recording No.: 9906030001

**Easement for Roadways and Utilities and the terms and conditions thereof**

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

**Road Agreement including the terms, covenants and provisions thereof**

Recording Date: December 21, 2015  
Recording No.: 201512210048