

**When recorded return to:**

Brenton Peterson and Erica Dykstra-Peterson  
12047 Jacqueline Drive  
Burlington, WA 98233



201607290117

Skagit County Auditor

\$76.00

7/29/2016 Page

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4 1:47PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028103

**CHICAGO TITLE**

**020028103**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Judith L. Bedard, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Brenton Peterson and Erica Dykstra-Peterson, a married couple

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

Lot 2, PLAT OF CEDAR DOWNS, according to the plat thereof recorded in Volume 15 of Plats, pages 121 and 122, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104896 / 4616-000-002-0001

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**20163262**

**JUL 29 2016**

Amount Paid \$ **5807.80**  
Skagit Co. Treasurer  
By **HJB** Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 27, 2016

Judith L. Bedard  
Judith L. Bedard

State of WASHINGTON  
County of SKAGIT

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

Dated: July 27, 2016  
Kathryn 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, and restrictions contained in declaration 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 26, 1990

Auditor's No.: 9010260081, records of Skagit County, Washington

Grantor: Floyd E. Hamstrom and Anite E. Hamstrom, husband and wife

Grantee: Bruce D. Johnson and Shauna L. Johnson, husband and wife; and Milton B. Armstrong and Sue Anne Armstrong, husband and wife

As Follows: Grantees herein agree that if the subject property is developed into a full plat, it shall be of quality equal to that of "Classic Ridge". In the event a non-lot subdivision or less is developed it shall be equal to or better than "Maple Crest".

Grantees shall provide all utilities and a curb cut to the South 100 feet of the excepted land.

Grantee herein is responsible for any required plat.

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 10, 1993

Auditor's No.: 9306100041, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects:

A) All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

B) All strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: November 24, 1993

Auditor's No(s).: 9311240084, records of Skagit County, Washington

Executed By: Stafford Construction, Inc.

Said covenants were amended and restated by Declarations recorded June 2, 1994 and November 10, 1994, under Auditor's File No. 9406020108 and 9411100004, records of Skagit County, Washington, respectively.

## EXHIBIT "A"

Exceptions  
(continued)

4. 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 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 CEDAR DOWNS:

Recording No: 9311240083

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 24, 1993  
Auditor's No(s): 9311240084, records of Skagit County, Washington  
Imposed By: Cedar Downs Homeowners' Association
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 24, 1993  
Auditor's No(s): 9311240085, records of Skagit County, Washington  
Imposed By: Cedar Downs Homeowners' Association
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded:  
Auditor's No(s): 9411100004, records of Skagit County, Washington  
Imposed By: Cedar Downs Homeowners' Association
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Cedar Downs Home Owners Association.