

When recorded return to:
Thomas F. Reiser and Tracy J. Reiser
18083 Peregrine Lane
Mount Vernon, WA 98274



201609280124

Skagit County Auditor

\$79.00

9/28/2016 Page

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7 3:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028315

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4421
SEP 28 2016

Amount Paid \$ 26,260.⁰⁰
Skagit Co. Treasurer
By *Mam Deputy*

CHICAGO TITLE
620028315

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen P. Bowman and Karen L. Bowman, 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 Thomas F. Reiser and Tracy J. Reiser, husband and wife

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

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

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

Lot(s): Ptn. 32 & Ptn Open Space Cascade Ridge P.U.D. Tax/Map ID(s):

Tax Parcel Number(s): P83886, 4530-000-032-0011,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 21, 2016



Allen P. Bowman

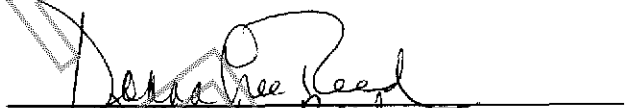


Karen L. Bowman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Allen P. Bowman and Karen L. Bowman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/21/16


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marquette, WA
My appointment expires: 10/1/2019

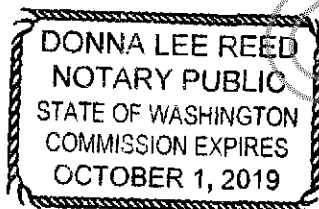


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P83886 and 4530-000-032-0011

PARCEL A:

Lot 32, CASCADE RIDGE P.U.D., according to the plat thereof recorded in Volume 14 of Plats, pages 112 through 121, records of Skagit County, Washington, EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 32;

Thence South 01°58'51" East a distance of 450.00 feet along the East line of said Lot 32 to the true point of beginning;

Thence continue South 01°58'51" East a distance of 205.00 feet along said East line of Lot 32 to the Southeast corner thereof;

Thence North 56°27'28" West a distance of 500.00 feet along the Southerly line of said Lot 32 to the Southwest corner thereof;

Thence South 80°06'47" East a distance of 415.83 feet to the true point of beginning.

PARCEL B:

That portion of the "Open Space" shown on the plat of CASCADE RIDGE P.U.D., according to the plat thereof recorded in Volume 14 of Plats, pages 112 through 121, records of Skagit County, Washington, lying Easterly of and contiguous to the East line of Lot 32 of said Cascade Ridge P.U.D., being more particularly described as follows:

Beginning at the Northeast corner of said Lot 32, Cascade Ridge P.U.D.;

Thence South 89°04'34" East a distance of 95.12 feet, on an Easterly projection of the Northerly line of said Lot 32;

Thence South 01°58'51" East a distance of 450.00 feet parallel with and 5.00 feet Westerly (as measured perpendicular to the East line of said Cascade Ridge P.U.D.) of the East line of said "Open Space" shown on the face of said Plat of Cascade Ridge P.U.D. (also being the Easterly plat boundary of said Cascade Ridge P.U.D.);

Thence North 89°04'34" West a distance of 95.12 feet, parallel with the North line of said Lot 32, to the East line of said Lot 32;

Thence North 01°58'51" West a distance of 450.00 feet along said East line of said Lot 32 to the point of beginning.

ALL situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. 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
3. 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
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 20, 1990
Auditor's No.: 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 known as Quail Drive
5. 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
6. Easement, including the terms and conditions thereof, granted by instrument;

EXHIBIT "B"

Exceptions (continued)

Recorded: August 3, 1990
Auditor's No.: 9008030096, records of Skagit County, Washington
Benefits: Lot 34
For: Ingress, egress and utilities
Affects: The Northerly portion of Parcel A

7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 4, 1994
Auditor's No.: 9410040038, records of Skagit County, Washington
In favor of: Allen P. Bowman and Karen L. Bowman, husband and wife
For: Ingress, egress and utilities
Affects: Parcel B

NOTE: Interest in said easement may have merged with the legal title of the property.

8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 1, 1995
Auditor's No.: 9512010057, 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 Northerly portion of Parcel A

Said instrument is a re-recording of instrument;
Recorded: August 31, 1994
Auditor's File No.: 9408310104, records of Skagit County, Washington

9. 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

10. Agreement, including the terms and conditions thereof; entered into;
By: Skagit County
And Between: Allen P. Bowman
Recorded: December 20, 1994
Auditor's No.: 9412200054, records of Skagit County, Washington
Providing: Mound fill system installation

EXHIBIT "B"

Exceptions (continued)

11. 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 CASCADE RIDGE P.U.D.**
12. Terms and conditions of Boundary Line Adjustment;
Recorded: June 7, 1995
Auditor's No.: 9506070078, records of Skagit County, Washington
As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.
13. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: English Lumber Company
Recorded: April 18, 1930
Auditor's No.: 232991, records of Skagit County, Washington
As Follows: Reserves to grantor all coal, minerals, mineral ores, and valuable deposits of oil and gas
Affects: Said premises and other property
14. Covenants, conditions, easements 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: April 6, 1990
Auditor's No.: 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.

EXHIBIT "B"

Exceptions (continued)

15. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: April 6, 1990
Auditor's No.: 9004060014, records of Skagit County, Washington
Imposed By: Cascade Ridge P.U.D. Homeowners Association
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Keith S. Johnson, et al
Purpose: Ingress, egress and underground utilities of all kinds
Recording Date: August 26, 2009
Recording No.: 200908260069
Affects: Private roads
17. Road Agreement , including the terms, covenants and provisions thereof

Recording Date: December 21, 2015
Recording No.: 201512210048
Between: Ernest J. Ward and Patti L. Ward, husband and wife
And: Allen P. Bowman and Kaen L. Bowman, husband and wife
Providing: Granting of Easement and Road Maintenance
18. City, county or local improvement district assessments, if any.
19. Assessments, dues and charges, if any, levied by Cascade Ridge P.U.D. Homeowners Association.