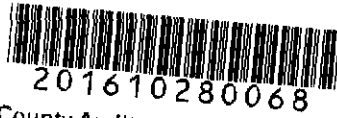


When recorded return to:  
William H. Johnson  
1200 Decatur Circle  
Burlington, WA 98233



Skagit County Auditor  
10/28/2016 Page 1 of 1 \$76.00  
4 11:34AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620028796

Escrow No.: 620028796

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charles Cusic as Trustee of the Charles Cusic Revocable Trust  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to William H. Johnson, a married man as his separate estate

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

Unit 20A, CEDAR POINT (a condominium), according to the Declaration thereof recorded January  
10, 2002, under Auditor's File No. 200201100079 and any amendments thereto And Survey Map  
and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118773 / 4788-000-020-0100

Subject to:

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

Dated: September 24, 2016

The Charles Cusic Revocable Trust

BY: Charles Cusic  
Charles Cusic, Trustee

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2016 4904  
OCT 28 2016

Amount Paid \$ 3654.00  
Skagit Co. Treasurer  
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

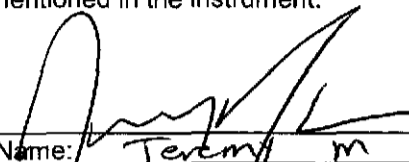
State of Washington

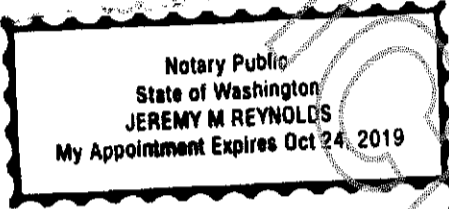
County of Skagit

I certify that I know or have satisfactory evidence that Charles D. Cusic

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Charles Cusic Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/24/2016

  
Name: Jeremy M Reynolds  
Notary Public in and for the State of Washington  
Residing at: Lake Stevens  
My appointment expires: 10/24/2019



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s).: 9709090114, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s).: 9709090115, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 1, 1999  
Auditor's No.: 199911010143, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Water pipeline  
Affects: Portion of said premises and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 12, 1999  
Auditor's No(s).: 9910120069, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 2000  
Auditor's No.: 200006290057, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 11, 2000  
Auditor's No(s).: 200008110019, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water pipeline  
Affects: Portion of said premises
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 11, 2001  
Auditor's No(s).: 200109110082, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of said premises
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 13, 2001  
Auditor's No(s).: 200112130003, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington

## EXHIBIT "A"

### Exceptions (continued)

9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 27, 2002  
Auditor's No(s): 200203270001, records of Skagit County, Washington  
In favor of: Homestead Development N.W., Inc.  
For: TCI Cablevision of Washington
10. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Inc.  
Recorded: September 23, 1998  
Auditor's No: 9809230032, records of Skagit County, Washington  
Providing: Irrigation Water Service Agreement
11. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Development Co.  
Recorded: July 17, 2002  
Auditor's No: 200207170008, records of Skagit County, Washington  
Providing: Irrigation water service
12. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: January 10, 2002  
Auditor's No.: 200201100079, records of Skagit County, Washington  
  
Amended by instrument(s):  
Recorded: April 27, 2004, March 1, 2006, June 4, 2007, February 29, 2008 and March 29, 2013  
Auditor's No(s): 200404270060, 200603010116, 200706040181, 200802290192 and 201303290158 records of Skagit County, Washington
13. 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 **CEDAR POINT, A CONDOMINIUM**:  
  
Recording No: 200201100078
14. Reservations contained in deed:  
  
Recording Date: October 7, 2004  
Recording No.: 200410070045  
Regarding: Skagit County Right to Farm Ordinance
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Burlington.
17. Assessments, if any, levied by Cedar Point Condominium Homeowner's Association.