

When recorded return to:  
David Clemo and Joann Clemo  
22391 Summerleaf Lane  
Sedro Woolley, WA 98284



201610280134  
Skagit County Auditor  
10/28/2016 Page

1 of 6 3:47PM \$78.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620029167

Escrow No.: 620029167

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Deborah Platt and Steven Remey, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to David Clemo and Joann Clemo, a married couple

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): 1 Unit(S): Cedar Creek Long Card No. PL06-0742

Tax Parcel Number(s): P127941 / 4970-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164923  
OCT 28 2016

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 27, 2016

Deborah Platt  
Deborah Platt

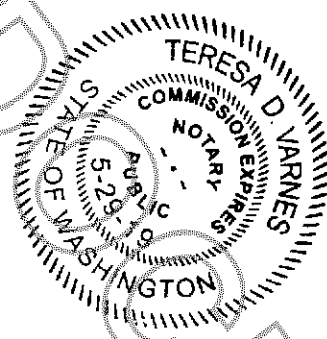
Steven Remey  
Steven Remey

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Deborah Platt is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-28-16

Teresa D. Varnes  
Name: Teresa D. Varnes  
Notary Public in and for the State of WA  
Residing at: Camano Island  
My appointment expires: 5/29/19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P127941 / 4970-000-001-0000**

Lot 1, as delineated on the Plat of Cedar Creek Long Card No. PL06-0742, as approved on October 7, 2008 and recorded on October 7, 2008, under Auditor's File No. 200810070082, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 system and appurtenances thereto  
Recording Date: March 17, 1947  
Recording No.: 402099

2. Reservations and recitals contained in the Deed as set forth below:

Grantor: Pope & Talbot, Inc.  
Recording Date: January 16, 1952  
Recording No.: 471170

Said document provides for, among other things, the following:  
An easement for road purposes over, along and across the South 30 feet of the plat thereof

3. 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 system and appurtenances thereto  
Recording Date: March 29, 1990  
Recording No.: 9003290045

4. Agreement, including the terms, covenants and provisions thereof:

Executed by: Todd and Sheri Queen, husband and wife, et al  
Recording Date: May 24, 2002  
Recording No.: 200205240116  
Regarding: Easement recorded under Auditor's File No. 200205240117

5. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: June 13, 2002  
Recording No.: 200206130034

6. Lot of Record Certification, including the terms, covenants and provisions thereof:

Recording Date: December 20, 2006  
Recording No.: 200612200122

## EXHIBIT "B"

### Exceptions (continued)

7. Recommendation on Preliminary Plat PP06-0742, including the terms, covenants and provisions thereof;
- Recording Date: November 14, 2007  
Recording No.: 200711140044
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy  
Purpose: Underground electric transmission and/or distribution system and appurtenances thereto  
Recording Date: March 18, 2008  
Recording No.: 200803180088  
Affects: Portion of said premises
9. 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 Cedar Creek:
- Recording No: 200810070082
10. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;
- Recording Date: October 7, 2008  
Recording No.: 200810070083
11. Protected Critical Area Easement, including the terms, covenants and provisions thereof;
- Recording Date: October 7, 2008  
Recording No.: 200810070084  
Affects: As delineated on face of plat
12. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: October 7, 2008  
Recording No.: 200810070085

## **EXHIBIT "B"**

### **Exceptions (continued)**

13. Operation-Maintenance & Monitoring Requirement for Proprietary OnSite Sewage Systems, including the terms, covenants and provisions thereof;

Recording Date: December 30, 2008  
Recording No.: 200812300138

14. Notice of Builder's Disclosures, including the terms, covenants and provisions thereof;

Recording Date: March 9, 2009 and April 24, 2009  
Recording No.: 200903090160 and 200904240106

15. City, county or local improvement district assessments, if any.

16. Assessments, if any, levied by Cedar Creek Estates Homeowners Association.