

When recorded return to:  
William C. Johnson and Steven C. Hinckley  
18192 Peregrine Lane  
Mount Vernon, WA 98274



201701060111

Skagit County Auditor \$77.00  
1/6/2017 Page 1 of 5 3:49PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027256

CHICAGO TITLE

620027256

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Milton L Snyder and Dolores Jean Gibbons, 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 William C. Johnson and Steven C. Hinckley, a married couple

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

Lot 36, "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

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

Tax Parcel Number(s): P83894/4530-000-036-0017, P83896/4530-000-036-0116

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201776  
JAN 06 2017

Amount Paid \$ 13,336.47  
Skagit Co. Treasurer  
By *mlh* Deputy  
Page 1

STATUTORY WARRANTY DEED  
(continued)

Dated: December 29, 2016

Milton L Snyder  
Milton L Snyder

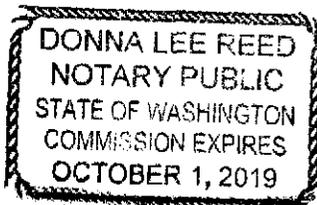
Dolores Jean Gibbons  
Dolores Jean Gibbons

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Milton L Snyder and Dolores Jean Gibbons 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: 1/4/17

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



**EXHIBIT "A"**  
Exceptions

1. **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
  
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. **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
  
5. **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
  
6. **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

## EXHIBIT "A"

### Exceptions (continued)

7. 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
8. 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
9. 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
10. 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
11. 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
12. Final Order of Vacation:  
Recorded: March 7, 1995  
Auditor's No.: 9503070062, records of Skagit County, Washington
13. Resolution - Cascade Ridge  
  
Recording Date: March 19, 1999  
Recording No.: 9903190028
14. Easement for Roadways and Utilities and the terms and conditions thereof

**EXHIBIT "A"**

Exceptions  
(continued)

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

15. Skagit County Conditional Agreement for Alternative Sewage System Installations

Recording Date: January 14, 1992  
Recording No.: 9201140030

16. 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: to construct, operate maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Recording Date: January 13, 1992  
Recording No.: 9201130094  
Affects: portion of said premises

17. 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: to construct, operate maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Recording Date: December 31, 1996  
Recording No.: 9612310206  
Affects: Portion of said plat

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

Granted to: Public Utility District No. 1  
Purpose: General Utilities  
Recording Date: July 1, 1991  
Recording No.: 9107010075 and 9107010076  
Affects: private roads

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

20. Assessments, if any, levied by Cascade Ridge PUD Homeowner's Association.