

When recorded return to:  
Jay W. Chennault and Kari N. Chennault  
21327 Blue Jay Place  
Mount Vernon, WA 98274



Skagit County Auditor \$79.00  
2/9/2017 Page 1 of 7 1:47PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027627

CHICAGO TITLE  
620027627

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott A. Bell and Annda L. Bell, 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 Jay W. Chennault and Kari N. Chennault, 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): Ptn 15 Cedar Ridge Estates Div 1

Tax Parcel Number(s): P105714 / 4622-000-015-0004

Subject to:

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

2017 530  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


FEB 09 2017

Amount Paid \$ 11,130.00  
Skagit Co. Treasurer  
By MF Deputy

**STATUTORY WARRANTY DEED**  
(continued)

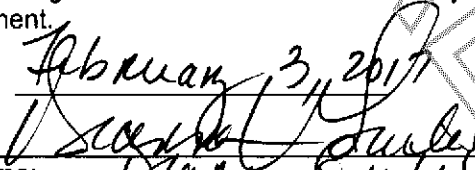
Dated: February 1, 2017

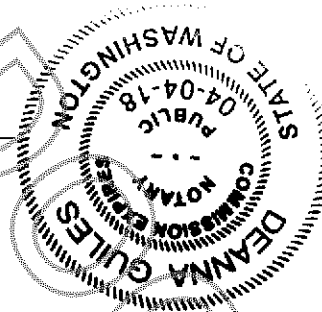
  
\_\_\_\_\_  
Scott A. Bell

  
\_\_\_\_\_  
Annda L. Bell

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott A. Bell and Annda L. Bell 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: February 3, 2017  
  
\_\_\_\_\_  
Name: Deanna Gyles  
Notary Public in and for the State of Washington  
Residing at: Marysville  
My appointment expires: 4/4/2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P105714 / 4622-000-015-0004**

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Lot 15, PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1, according to the plat thereof, recorded in Volume 15 of Plats, pages 147 through 152, records of Skagit County, Washington.

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 15;  
Thence North 8 degrees 32' 23" West, along the West line of said Lot 15, a distance of 317.39 feet to the Northwest corner of said Lot 15;  
Thence South 82 degrees 45' 47" East, along the North line of said Lot 15, a distance of 40.00 feet to a portion which lies North 1 degree 22' 53" West, from the point of beginning;  
Thence South 1 degree 22' 53" East, 308.93 feet to the point of beginning

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, disclosed by instrument;  
Recorded: May 28, 1918  
Auditor's No.: 126981, records of Skagit County, Washington  
In favor of: English Lumber Company, a Washington corporation  
For: Road right-of-way  
Affects: 40 feet in width following the line of the English Lumber Company's Railroad  
  
**Note:** Exact location and extent of easement is undisclosed of record.
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 26, 1992  
Auditor's No.: 9210260023, 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: 10 feet of said premises lying parallel with and adjacent to streets and right-of-way
  
4. Easement delineated on the face of said plat;  
For: Right-of-way for utilities and appurtenances  
Affects: 10 feet of said premises lying parallel with and adjacent to streets and right-of-ways
  
5. Easement delineated on the face of said plat;  
For: Setback line  
Affects: Easterly 100 feet of said premises
  
6. 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 RIDGE ESTATES DIVISION 1:

## EXHIBIT "B"

### Exceptions (continued)

Recording No: 199402040035, records of Skagit County, Wa

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  
8. 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  
Recorded: November 20, 1913, and January 15, 1920  
Auditor's No.: 99359 and 138448, records of Skagit County, Washington  
From: Port Blakley Mill Company and English Lumber Company, a Washington corporation  
As Follows: Reserving unto the vendor, its successors and assigns, all coal, mineral ores, and valuable deposits of oil and gas now known in or on said lands, or hereafter discovered therein or thereon, with the right to enter land upon said lands and mine and extract the same and to prospect therefor, the vendor for itself, its successors and assigns, covenanting to pay to the vendee, his heirs or assigns, any damage caused to the surface of said land by the removal by the vendor, its successors or assigns, of such coal, mineral, mineral ores, oil or gas, and by the operation thereof or transportation and mining the same. Said mineral rights are now vested of record in Skagit County, a Municipal corporation, through foreclosure of delinquent general taxes.  
Affects: Portion of said plat

## EXHIBIT "B"

### Exceptions (continued)

9. 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;  
Recorded: August 31, 1905  
Auditor's No.: 53375, records of Skagit County, Washington  
From: English Lumber Company, a Washington corporation  
As Follows: Saving and excepting out of the grant hereby made, all mines, minerals, and petroleum oils existing in the premises hereby conveyed, with power to the grantor, its successors and assigns, to take all usual, necessary, or convenient means for working, getting, laying up, dressing, making merchantable and taking away said minerals and petroleum oils, including such rights-of-way over said lands for hauling or other purposes, as may be necessary for the proper working of said mines and mineral deposits and the marketing of the products thereof  
Affects: A portion of said plat
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: December 23, 1993  
Auditor's No(s): 9312230074, records of Skagit County, Washington  
Executed By: Vern Sims and Warren Gilbert, Jr.
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: December 23, 1993  
Auditor's No(s): 9312230074, records of Skagit County, Washington
12. Easement delineated on the face of said plat;  
For: Cut and fill maintenance  
Affects: The Southwesterly portion of said premises
13. Easement delineated on the face of said plat;  
For: Drainage  
Affects: The Northerly portion of said premises
14. Record of Survey:  
Recorded: February 19, 1999  
Auditor's No.: 9902190109, records of Skagit County, Wa

**EXHIBIT "B"**

Exceptions  
(continued)

15. Protected Critical Area Site Plan  
Recording Date: October 6, 2009  
Recording No.: 200910060048, records of Skagit County, Wa
16. City, county or local improvement district assessments, if any.
17. Dues, charges, and assessments, if any, levied by Cedar Ridge Estates Homeowner's Association.