



201703240155

Skagit County Auditor

\$76.00

3/24/2017 Page

1 of

4 3:47PM

✓ WHEN RECORDED RETURN TO:

Name: Sean M. Brownlee and Genevieve M. Brownlee
Address: 21169 Estate Drive
Mount Vernon, WA 98274

Land Title and Escrow

01-161595-0

Escrow Number: 717402RT

Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rita Lynn McClintock and Colin Scott McClintock, wife and husband, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Sean M. Brownlee and Genevieve M. Brownlee, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Lot 26. "PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1," as per plat recorded in Volume 15 of Plats, pages 147 through 152, inclusive, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive 40 foot access and utilities easement from Estate Drive over and across Lot 27 as delineated on the face of the Plat.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: LOT 26, CEDAR RIDGE ESTATES #1.

Tax Parcel Number(s): P105725

Dated: MARCH 14, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171174
MAR 24 2017

Amount Paid \$ 10,613.00
Skagit Co. Treasurer
By *ML* Deputy

Signature and Notary follow on next page

LPB 10-05 (1-1)

This page is attached to and made a part of the Statutory Warranty Deed

Rita Lynn McClintock
Rita Lynn McClintock

Colin Scott McClintock
Colin Scott McClintock

STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ~~Rita Lynn McClintock and Colin Scott McClintock~~ ^{REA} ~~is/are~~ the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 03/20, 2017

Jennie L. Andrews
Name: JENNIE L. ANDREWS
Notary Public in the State of Washington
Residing in Island County
My Commission Expires: 03/08/2020

Notary Public
State of Washington
JENNIE L. ANDREWS
My Appointment Expires Mar 8, 2020

This page is attached to and made a part of the Statutory Warranty Deed

Rita Lynn McClintock

Rita Lynn McClintock

Colin Scott McClintock

STATE OF ~~Washington~~ *Hawaii*

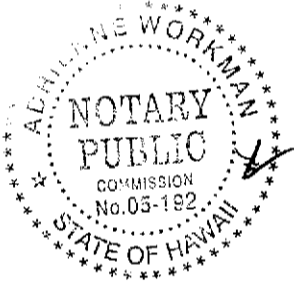
COUNTY OF *Maui* ss.

I certify that I know or have satisfactory evidence that ~~Rita Lynn McClintock and Colin Scott McClintock~~ *Rita Lynn McClintock and Colin Scott McClintock* are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *March 20, 2017*

Adrienne Workman
Adrienne Workman, Notary Public

Name:
Notary Public in the State of *Hawaii*
Residing in *Lahaina HI*
My Commission Expires:



ADRIENNE WORKMAN
My commission expires 4-3-2017

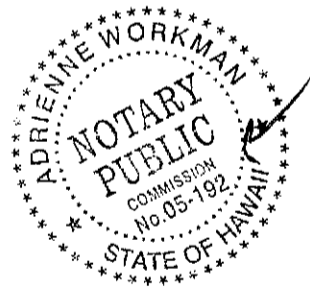


Exhibit A

Subject To:

Reservation of all coal, minerals, ores, oil and gas in or on said property with the right of entry to remove the same, contained in deeds through which title is claimed.

Said mineral rights are now vested in Skagit County.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected: Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private public street and road right of way

Date: October 16, 1992
Recorded: October 26, 1992
Auditor's No.: 9310260022

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: December 22, 1993
Recorded: December 23, 1993
Auditor's No.: 9312230074
Executed By: Warren Gilbert, Jr., Marilyn Gilbert, husband and wife,
Vern Sims and Marie Sims, husband and wife

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Cedar Ridge Estate Div. No. 1
Recorded: February 4, 1994
Auditor's No.: 9402040035

PROTECTED CRITICAL AREA SITE PLAN AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 26, 2002
Auditor's No.: 200203260001

End of Exhibit A