

When recorded return to:
Andrew S. Bourne and Clair J. Bourne
18898 Cascade Ridge Court
Mount Vernon, WA 98274



201705180040

Skagit County Auditor

\$77.00

5/18/2017 Page

1 of

5 11:29AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500054925

CHICAGO TITLE
500054925

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott C. Witman and Jennifer D. Witman, 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 Andrew S. Bourne and Clair J. Bourne, a married couple

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

Lot 9, PLAT OF CASCADE RIDGE COURT, according to the plat thereof recorded in Volume 16
of Plats, pages 87 through 89, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108102 / 4668-000-009-0000

Subject to:

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

Dated: May 3, 2017

Scott C. Witman

Jennifer D. Witman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172158
MAY 18 2017

Amount Paid \$ 9261.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott C. Witman and Jennifer D. Witman 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: May 17, 2017

Jana F. Quinn
Name: Jana F. Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

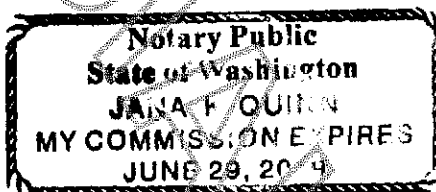


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: May 8, 1944
Auditor's No(s): 373093, records of Skagit County, Washington
In favor of: J.M. Sherrill and Nina V. Sherrill, husband and wife
For: Right-of-way
Affects: The West Half of the Southeast Quarter of Section 4, Township 33 North,
Range 4 East of the Willamette Meridian; Said premises, the exact location and
extent of said easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 10, 1979
Auditor's No(s): 7909100056, records of Skagit County, Washington
In favor of: Penn Timber Inc.
For: Ingress, egress, and utilities

Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 19, 1989
Auditor's No(s): 8906190004, records of Skagit County, Washington
In favor of: Georgia Pacific
For: Ingress and egress
Affects: Said premises, the exact location and extent of said easement is
undisclosed of record
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 26, 1992
Auditor's No(s): 9202250094, records of Skagit County, Washington
In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
For: Ingress, egress and utilities
Affects: A 60-foot strip through said subdivision
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 17, 1994
Auditor's No.: 9403170036, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: A natural gas pipeline or pipelines
Affects: A portion of the Northeast Quarter of the Southeast Quarter of the
Southwest Quarter as described therein
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 2, 1991
Auditor's No(s): 9107020145, records of Skagit County, Washington
In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
For: Ingress, egress and utilities
Affects: Said premises, the exact location and extent of said easement is
undisclosed of record

NOTE: Said rights of ingress, egress, and utilities have been granted to numerous parties of
said described property including, but not limited to, conveyances under Auditor's File Nos.
9107080018, 9107090057, 9109270026, 9109300049, and 9201140059, records of Skagit
County, Washington.
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 9, 1991
Auditor's No.: 9107090056, 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: 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.)
8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 26, 1993

EXHIBIT "A"

Exceptions (continued)

Auditor's No.: 9301260091, 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:

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 with and coincident with the boundaries of all private/public street and road right-of-ways.

9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 15, 1994
Auditor's No.: 9407150026, records of Skagit County, Washington
In favor of: The County of Skagit, State of Washington
For: Storm water, drainage and pond maintenance
Affects: A portion of the Northwest Quarter of the Southeast Quarter of Section 4, Township 33 North, Range 4 East of the Willamette Meridian
10. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: February 26, 1992
Auditor's No(s): 9202260069, records of Skagit County, Washington
In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife
For: Undisclosed
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
11. Terms, conditions and restrictions of that Notice of Action;
Recorded: December 4, 1995
Auditor's No.: 9512040066, records of Skagit County, Washington
12. 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
From: English Lumber Co.
Recorded: May 21, 1934
Auditor's No.: 262330, records of Skagit County, Washington
As Follows:

Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.
13. Terms and conditions of that Variance;
Recorded: July 6, 1992
Auditor's No.: 9207060039, records of Skagit County, Washington
Variance No.: 92-021
14. Terms and conditions of that Variance;
Recorded: June 15, 1995 and December 21, 1995
Auditor's No.: 9506150044 and 9512210029, records of Skagit County, Washington
Variance No.: 93-009
15. 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,

EXHIBIT "A"

Exceptions (continued)

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 COURT:

Recording No: 9601190017

16. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: June 26, 1996

Auditor's No.: 9606260031, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

17. Low Flow Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: June 18, 1998

Recording No.: 9806180076

18. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 25, 1998

Recording No.: 9809250005

Matters shown: Possible encroachment of a fence onto the property to the West by approximately 0.7 feet