

When recorded return to:
Steven Gregersen and Mary Gregersen
21424 Blue Jay Place
Mount Vernon, WA 98274



Skagit County Auditor

5/31/2017 Page

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5 8:53AM

\$77.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030939

CHICAGO TITLE

620030939

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Clasen and Dionne Clasen, 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 Steven Gregersen and Mary Gregersen, husband and wife

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

Lot 23, 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.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P105722 / 4622-000-023-0002,

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


2017 2354
MAY 31 2017

Amount Paid \$12,656.35
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2017

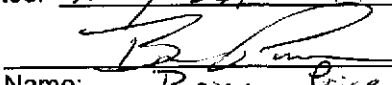


Richard Clasen


Dionne Clasen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard Clasen and Dionne Clasen 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 24, 2017


Name: Brian Price
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 11/30/2020



EXHIBIT "A"
Exceptions

1. 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 PLAT OF CEDAR RIDGE ESTATES DIVISION NO. 1:
Recording No: 9402040035

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(s);
Recorded: April 11, 1963
Auditor's No(s): 634405, 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: Portion of said premises and other property

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

4. 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

5. 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

EXHIBIT "A"

Exceptions (continued)

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

6. 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

7. Covenants, conditions, and restrictions contained in declaration(s) 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: December 23, 1993

Auditor's No(s): 9312230074, records of Skagit County, Washington

Executed By: Vern Sims and Warren Gilbert, Jr.

8. 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

EXHIBIT "A"

Exceptions (continued)

9. 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.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Cedar Ridge Estate Homeowner's Association.