

When recorded return to:
Diana Laiche
1806 Cedar Springs Lane
Anacortes, WA 98221



Skagit County Auditor
6/9/2017 Page

201706090108
\$79.00
1 of 7 1:44PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 2545
JUN 09 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031058

Amount Paid \$6097.80
Skagit Co. Treasurer
By *Mam* Deputy

CHICAGO TITLE
620031058

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Britton Davis, Personal Representative of the Estate of Carol Jean Tank
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Diana Laiche, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 21, "CEDAR SPRINGS PUD PHASE 4" as per plat recorded on December 27, 2001, under
Auditor's File No. 200112270133, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P117563 / 4768-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2017

James Britton Davis, Personal Representative of the Estate of Carol Jean Tank

BY:  PR
James Britton Davis
Personal Representative

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that James Britton Tank is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Carol Jean Tank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 8, 2017



Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19



EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 10, 1972
Auditor's No(s).: 770845, records of Skagit County, Washington
In favor of: Raymond G. Jones and Margaret I. Jones, husband and wife
For: Drainage purposes
Affects: Portion of said plat
 2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 16, 1973
Auditor's No(s).: 783548, records of Skagit County, Washington
In favor of: Raymond G. Jones and Margaret I. Jones, husband and wife
For: Drainage purposes
Affects: Portion of said plat
 3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 30, 1978
Auditor's No(s).: 887877, records of Skagit County, Washington
In favor of: Marguerite Espe
For: The use of one-half of the water available in well on the herein described property, together with the right to install, maintain and replace water lines and pumps
Affects: Portion of said plat
- NOTE: Additional matters with respect to said easement included in instrument recorded July 28, 1998, under Auditor's File No. 9807280074, records of Skagit County, Washington.
4. Matters with respect to encroaching shed eaves along the North line property disclosed by Survey recorded in Volume 17 of Surveys, page 192 and 193, under Auditor's File No. 9512290127, records of Skagit County, Washington.
Affects: Portion of said plat
 5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 10, 1991
Auditor's No(s).: 9110100027, records of Skagit County, Washington
In favor of: Ingress, egress, utilities and appurtenances
 6. Covenant contained in instrument;
From: Michael E. Crompton
Recorded: July 28, 1998
Auditor's No.: 9807280074, records of Skagit County, Washington
As Follows: Crompton agrees that there will be no diversion of the stream which runs from the Crompton property to the Espe property, such that diversion would prevent full and continued flow of the stream through the Espe parcel
Affects: Portion of said plat

EXHIBIT "A"

Exceptions (continued)

7. Easement and right-of-way over, under, along and across the North 20 feet of Parcel B for purposes of travel, ingress and egress and installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits, disclosed by instrument dated November 1, 1960, recorded December 5, 1960, under Auditor's File No. 601611, records of Skagit County, Washington.
8. A non-exclusive easement over the North 20 feet of the East 120 feet of Parcel B as disclosed by instrument recorded August 17, 1984, under Auditor's File No. 655058, records of Skagit County, Washington.
9. Covenant to bear the cost of maintaining, installing and replacing water lines and pumps over adjacent property.

NOTE: Additional matters with respect to said easement included in instrument recorded July 28, 1998, under Auditor's File No. 9807280074, records of Skagit County, Washington.
Affects: Parcels D and E

10. 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 SPRINGS PUD PHASE 4:

Recording No: 200112270133

11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 10, 1991
Auditor's No(s): 9110100027, records of Skagit County, Washington
In favor of: Karen L. Thompson
For: Ingress and egress, installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits

12. Covenants, conditions, restrictions, and easements 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: November 8, 2000
Auditor's No(s): 200011080126, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 24, 2006, February 25, 2008 and June 4, 2010
Recording No.: 200610240160, 200802250094 and 201006040030

EXHIBIT "A"

Exceptions (continued)

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 8, 2000
Auditor's No(s): 200011080126, records of Skagit County, Washington

14. Terms, conditions, and restrictions of that instrument entitled Bylaws;
Recorded: November 8, 2002
Auditor's No(s): 200011080127, records of Skagit County, Washington

15. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Mount Vernon.
18. Assessments, if any, levied by Cedar Springs Homeowner's Association.

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

SKAGIT COUNTY, WASH
FILED

MAY 8 2017

MAVIS E. BETZ, CO. CLERK
Deputy

ESTATE OF: CAROL JEAN TANK Deceased	CASE NO. 17-4-00191-1 LETTERS TESTAMENTARY
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1.1 The last will of CAROL JEAN TANK late of Skagit County was duly exhibited proven and recorded in this court on MAY 8, 2017.

1.2 In that will JAMES BRITTON DAVIS named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT JAMES BRITTON DAVIS is authorized by this court to execute the will of the above decedent according to law.

DATED MAY 8, 2017

MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

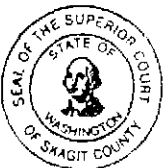
STATE OF WASHINGTON) ss
COUNTY OF SKAGIT)

I, MAVIS E. BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on MAY 8, 2017.

I further certify that these letters are now in full force and effect.

DATED _____ MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 5/30/2017 BY _____ Deputy Clerk



MAVIS E. BETZ, County Clerk

By [Signature]
Deputy Clerk