



201707280067

When recorded return to:
William C Westlake and Anita Lucille Westlake
33 Mountain View St
Eastsound, WA 98245

Skagit County Auditor **\$80.00**
7/28/2017 Page 1 of 7 11:53AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620031577

Escrow No.: 620031577

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carole A. Hill, Successor Trustee of the 1987 Rebecca Flint Trust dated 1/6/87
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to William C Westlake and Anita Lucille Westlake, a married
couple

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

Lot 25, "Cedar Springs PUD" as per plat recorded on November 8, 2000, under Auditor's File No.
200011080023, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P117567 / 4768-000-025-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20 173477
JUL 28 2017

Amount Paid \$ 6929.20
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2017

Carole A. Hill, Successor Trustee of the 1987 Rebecca Flint Trust dated 1/6/87

BY: 
Carole A. Hill
Successor Trustee

STATUTORY WARRANTY DEED

(continued)

State of Washington

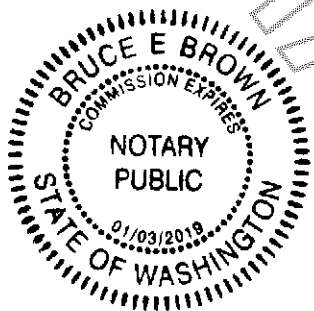
County of GRAYS HARBOR

I certify that I know or have satisfactory evidence that CAROLE A. HILL

SUCCESSOR TRUSTEE

(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 Trustee of 1987 Rebecca Flint Trust dated January 6m 1987 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 20, 2017



Name: BRUCE E. BROWN
Notary Public in and for the State of WASHINGTON
Residing at: GRAYS HARBOR
My appointment expires: JAN 03, 2019

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
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
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

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: Parcel 1
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. 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
Affects: 20 foot strip

EXHIBIT "A"

Exceptions (continued)

7. **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
8. **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.**
9. **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.**
10. **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.
11. **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 said Plat:**
12. **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
13. **Easement delineated on the face of said plat;**
For: Wetland buffer area and wetlands
Affects: Various portions of said plat of Cedar Springs PUD

EXHIBIT "A"

Exceptions (continued)

14. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet of said premises adjacent to streets
15. Easement delineated on the face of said plat;
For: NGPE Buffer
Affects: Various portions of said plat of Cedar Springs PUD
16. Easement delineated on the face of said plat;
For: Storm Drainage
Affects: 20 foot strips across said plat of Cedar Springs PUD
17. Note regarding disputed property lines of said plat as delineated on the face of plat of Cedar Springs PUD.
18. 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; June 4, 2010
Recording No.: 200610240160; 200802250094; 201006040030
19. 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
20. Terms, conditions, and restrictions of that instrument entitled Bylaws;
Recorded: November 8, 2002
Auditor's No(s): 200011080127, records of Skagit County, Washington
21. City, county or local improvement district assessments, if any.
22. Assessments, if any, levied by City of Anacortes.

EXHIBIT "A"

Exceptions
(continued)

23. Assessments, if any, levied by Cedar Springs Homeowners Association.