

When recorded return to:
Wallace J. Bueing and Betty L. Bueing
1189 Decatur Circle
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 114982



201711150046

Skagit County Auditor \$77.00
11/15/2017 Page 1 of 4 10:19AM

Statutory Warranty Deed

114982
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Margaret E. Schreifels, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wallace J. Bueing and Betty L. Bueing, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 17A, Cedar Point Condominium

Tax Parcel Number(s): P118767, 4788-000-017-0100

Unit 17A, CEDAR POINT (a condominium), according to the Declaration thereof recorded January 10, 2002, under Auditor's File No. 200201100079 and any amendments thereto and Survey Map and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County, Washington.

Situate in Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 11-9-17

Margaret E. Schreifels
Margaret E. Schreifels

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5344
NOV 15 2017

Amount Paid \$ 4757.60
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Margaret E. Schreifels, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-9-17

Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: 11/07/2019 31/12/20

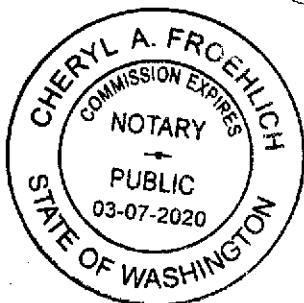


EXHIBIT " A "

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: November 21, 1997
Recorded: December 1, 1997
Auditor's No.: 9712010013
Purpose: Water pipeline easement
Area Affected: Portion of Tract 78 "Plat of the Burlington Acreage Property"

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 27, 1997
Recorded: September 9, 1997
Auditor's No.: 9709090114
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 27, 1997
Recorded: September 9, 1997
Auditor's No.: 9709090115
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: October 29, 1999
Recorded: November 1, 1999
Auditor's No.: 199911010143
Purpose: Water pipeline easement
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: June 16, 2000
Recorded: June 29, 2000
Auditor's No.: 200006290057
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

Order No:

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a municipal corporation
Dated: August 9, 2000
Recorded: August 11, 2000
Auditor's No.: 200008110019
Purpose: Water pipeline easement
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage
Property"

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 31, 2001
Recorded: September 11, 2001
Auditor's No.: 200109110082
Purpose: "...utility systems for purposes of transmission, distribution
and sale of gas and electricity..."
Area Affected: Portion Tract 81 "Plat of the Burlington Acreage Property"

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a municipal corporation
Dated: December 11, 2001
Recorded: December 13, 2001
Auditor's No.: 200112130003
Purpose: Water pipeline easement
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage
Property"

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE
FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Cedar Point, a Condominium
Recorded: January 10, 2002
Auditor's No.: 200201100078

J. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions
contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant
to said Declaration.

Recorded: January 10, 2002
Auditor's File No.: 200201100079

Said instrument was modified by instruments recorded April 27, 2004, March 1, 2006, June 4, 2007,
February 29, 2008 and March 29, 2013 under Auditor's File Nos. 200404270060, 200603010116,
200706040181, 200802290192 and 201303290158.

K. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes
Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

L. Terms, provisions, requirements and limitations contained in the Washington Condominium
Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

Order No:

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Homestead Northwest Development Co. or its successor or
assigns
Dated: July 8, 2002
Recorded: July 17, 2002
Auditor's No.: 200207170008
Regarding: Agricultural Irrigation Water Service Agreement

N. Any tax, fee, assessments or charges as may be levied by Cedar Point Condominium Owners Association.