

When recorded return to:
Anne Zuiderbaan
1195 Decatur Circle Unit 18A
Burlington, WA 98233



201712010137

Skagit County Auditor \$79.00
12/1/2017 Page 1 of 6 3:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032851

CHICAGO TITLE
620032851

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duncan T. Landreth and Bridget Landreth, 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 Anne Zuiderbaan, a single person

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

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

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

Unit(S): 18A Condo: CEDAR POINT (CONDO)

Tax Parcel Number(s): P118769 / 4788-000-018-0100,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


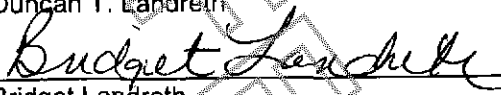
20175625

DEC 01 2017

Amount Paid \$ 4547.00
Skagit Co. Treasurer
By: *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

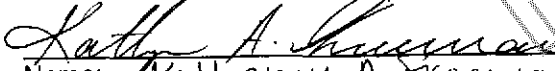
Dated: 11/28/17


Duncan T. Landreth

Bridget Landreth

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Duncan T. Landreth and Bridget Landreth 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: November 28, 2017


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9.01.2018

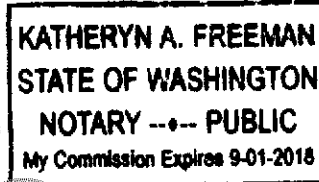


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118769 / 4788-000-018-0100

Unit 18A, 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.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1997
Auditor's No(s): 9709090114, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1997
Auditor's No(s): 9709090115, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 1, 1999
Auditor's No.: 199911010143, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
For: Water pipeline
Affects: Portion of said premises and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 12, 1999
Auditor's No(s): 9910120069, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 29, 2000
Auditor's No.: 200006290057, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 11, 2000
Auditor's No(s): 200008110019, records of Skagit County, Washington

EXHIBIT "B"

Exceptions (continued)

- In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Water pipeline
Affects: Portion of said premises
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 11, 2001
Auditor's No(s): 200109110082, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of said premises
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 13, 2001
Auditor's No(s): 200112130003, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 27, 2002
Auditor's No(s): 200203270001, records of Skagit County, Washington
In favor of: Homestead Development N.W., Inc.
For: TCI Cablevision of Washington
10. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District No. 1 of Skagit County
And Between: Homestead Northwest Inc.
Recorded: September 23, 1998
Auditor's No.: 9809230032, records of Skagit County, Washington
Providing: Irrigation Water Service Agreement
11. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District No. 1 of Skagit County
And Between: Homestead Northwest Development Co.
Recorded: July 17, 2002
Auditor's No.: 200207170008, records of Skagit County, Washington
Providing: Irrigation water service
12. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status,

EXHIBIT "B"

Exceptions (continued)

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 law;

Recorded: January 10, 2002

Auditor's No.: 200201100079, records of Skagit County, Washington

Amended by instrument(s):

Recorded: April 27, 2004, March 1, 2006, June 4, 2007, February 29, 2008 and March 29, 2013

Auditor's No(s): 200404270060, 200603010116, 200706040181, 200802290192 and 201303290158 records of Skagit County, Washington

13. 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 POINT, A CONDOMINIUM:**

Recording No: 200201100078

14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Burlington.
16. Assessments, if any, levied by Cedar Point Condominium Homeowner's Association.