

When recorded return to:  
Darryl Cloer, Sole Member  
C&S Property Management LLC  
18791 Cedardale Road  
Mount Vernon, WA 98274



201801030062  
Skagit County Auditor \$77.00  
1/3/2018 Page 1 of 4 1:47PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500054149

CHICAGO TITLE  
500054149

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cedardale LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to C&S Property Management LLC, a Washington limited liability company

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.)

Lot(s): PTN 1 ALL LOT 2 SKAGIT COUNTY SHORT PLAT NO. 93-073

Tax Parcel Number(s): P16348 / 330405-0-021-0106

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201831  
JAN 03 2018

Amount Paid \$14,779.50  
Skagit Co. Treasurer  
By *MA* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 29, 2017

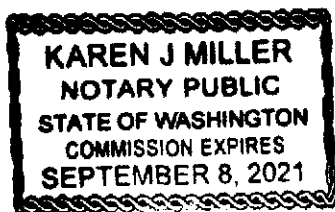
Cedardale LLC, a  
Washington limited liability company

By: [Signature]  
Bernard Finney, Manager

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that BERNARD FINNEY  
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 Manager of Cedardale LLC, a Washington limited liability company to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 2, 2018  
Karen J Miller  
Name: Karen J Miller  
Notary Public in and for the State of Wash  
Residing at: Marysville  
My appointment expires: 9-08-2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P16348 / 330405-0-021-0106**

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Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 93-073, as approved October 25, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063, in Volume 11 of Short Plats, pages 6 and 7, records of Skagit County, Washington; being a portion of the West Half of the Southwest Quarter of Section 5, Township 33 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH that portion of Lot 1, Short Plat No. 93-073, recorded October 26, 1993 under Auditor's File No. 9310260063, in Volume 11 of Short Plats, pages 6 and 7, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 1, Skagit County Short Plat No. 93-073;  
Thence North 35 feet along the West line of said Lot 1;  
Thence East 115 feet parallel to the South line of said Lot 1;  
Thence South to said South line of said Lot 1;  
thence West along said South line to point of beginning.

Situated in Skagit County, Washington.

## EXHIBIT "B"

### Exceptions

1. Terms and conditions of Variance for Short Plat;  
Recorded: January 20, 1993  
Auditor's File No.: 9301200023, records of Skagit County, Washington
2. 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 SKAGIT COUNTY SHORT PLAT NO. 93-073:  
  
Recording No.: 9310260063
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: October 26, 1993  
Recording No.: 9310260063  
Matters shown: Possible encroachments of fences on to properties appurtenant to said premises on the South and East
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 12, 1994  
Auditor's No(s): 9401120074, records of Skagit County, Washington  
For: Waterline and well maintenance easement  
Affects: Over, under and across that portion of the Westerly 20.00 feet of Lot 1  
  
Amended by Auditor's File No. 201003220145
5. Terms and conditions contained in Statutory Warranty Deed  
  
Recording Date: March 7, 1996  
Recording No.: 9603070096
6. Agreement, including the terms and conditions thereof, entered into;  
By: H.C. Lange and Reba Lange, husband and wife  
And Between: Pamela Hom, a single person  
Recorded: March 7, 1996  
Auditor's No. 9603070098, records of Skagit County, Washington  
Providing: Joint use of well on Lot 1
7. Terms and conditions of Boundary Line Adjustment Deed  
  
Recording Date: October 10, 2001  
Recording No.: 200110100139 being a re-recording of 200007060005
8. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof  
  
Recording Date: August 8, 2017  
Recording No.: 201708080032
9. Certificate of Non-Compliance including the terms, covenants and provisions thereof  
  
Recording Date: December 23, 2016  
Recording No.: 201612230079