

When recorded return to:  
Joel Holmer and Kim Holmer  
18796 Quail Drive  
Mount Vernon, WA 98274



**201810150105**

10/15/2018 01:29 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030579

**CHICAGO TITLE**  
620030579

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tony T. Abe and Karen Lynne Abe, 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 Joel Holmer and Kim Holmer, a married couple

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

Lot 8, "PLAT OF CASCADE RIDGE P.U.D.", as per plat recorded in Volume 14 of Plats, page 112 to 121, records of Skagit County, Washington;

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P83838/ 4530-000-008-0011

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184568  
OCT 15 2018

Amount Paid \$15,580.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 1, 2018



Tony T. Abe

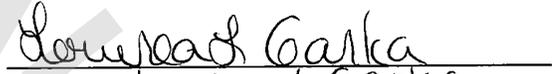


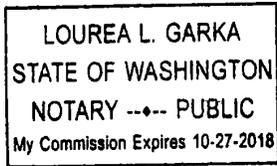
Karen Lynne Abe

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Tony T. Abe and Karen Lynne Abe 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: October 12, 2018

  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arllington  
My appointment expires: 10/27/2018



**EXHIBIT "A"**  
Exceptions

1. Reservations and/or exceptions contained in instrument:

From: Skagit County  
Recorded: MAY 21, 1934  
Auditor's No.: 260923  
As Follows:

"Reserving all railroad grades over the Southwest 1/4 of the Northeast 1/4 of said Section 4 for road purposes."

2. Exceptions and reservations as contained in instrument;

Recorded: September 5, 1934  
Auditor's No.: 264464, records of Skagit County, Washington  
From: English Lumber Company  
As Follows: Reserves to grantor all coal, minerals, mineral ores and valuable deposits of oil and gas

3. Reservation and/or exceptions contained in instrument:

From: Emil Bernhard, Jr., et ux  
Recorded: MARCH 21, 1941  
Auditor's No.: 336804  
As Follows: "Excepting from said property, all mineral rights..."

(Affects that portion of said Plat lying within the East 300 feet of Government Lot 3, Section 4, Township 33 North, Range 4 East, W.M.)

4. Easement, including the terms and conditions thereof, reserved by instrument;

Recorded: July 18, 1944  
Auditor's No.: 373093, records of Skagit County, Washington  
In favor of: J.M. Sherrill and Nina V. Sherrill, husband and wife  
For: Proper and adequate right-of-way to other property owned by grantors

5. Easement and Agreement related to construction, maintenance and use of roadway;

By: Keith S. Johnson and Alison R. Johnson, husband and wife  
And Between: Scott Paper Company  
Recorded: June 19, 1989  
Auditor's No.: 8906190004, records of Skagit County, Washington

6. 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 CASCADE RIDGE

**EXHIBIT "A"**Exceptions  
(continued)

PUD:

Recording No: 9002220024

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 20, 1990  
Auditor's No(s): 9007200086, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A 7 foot portion of said premises adjacent to roadway
8. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 21, 1991  
Auditor's No.: 9103210055, records of Skagit County, Washington  
In favor of: Cascade Natural Gas  
For: Installation and maintenance of utilities, including gas lines  
Affects: Rights-of-way within Cascade Ridge that have not been expressly dedicated or accepted as public roads
9. Agreement not to protest formation of Road Improvement District for a term of 10 years as provided for in instrument;  
Recorded: February 20, 1990  
Auditor's No.: 9002200005, records of Skagit County, Washington
10. Requirements for reforestation under State of Washington Department of Natural Resources Forest Application No. FP1908912 as disclosed by instrument;  
Recorded: March 7, 1988  
Auditor's No.: 8803070013, records of Skagit County, Washington
11. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: April 6, 1990  
Auditor's No(s): 9004060014, records of Skagit County, Washington  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife; and Douglas A. Rowell

NOTE: This is a restatement of Declaration of Covenants, Conditions and Restrictions recorded February 15, 1990, under Auditor's File No. 9002150073, records of Skagit County, Washington. And Amendment recorded February 22, 1990, under Auditor's No. 9002220029, records of Skagit County, Washington

**EXHIBIT "A"**Exceptions  
(continued)

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: April 6, 1990  
Auditor's No(s).: 9004060014, records of Skagit County, Washington  
Imposed By: Cascade Ridge P.U.D. Homeowners Association
13. Final Order of Vacation:  
Recorded: March 7, 1995  
Auditor's No.: 9503070062, records of Skagit County, Washington
14. Resolution - Cascade Ridge  
  
Recording Date: March 19, 1999  
Recording No.: 9903190028
15. Easement for Roadways and Utilities and the terms and conditions thereof  
  
Recording Date: August 26, 2009  
Recording No.: 200908260069
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by Cascade Ridge PUD Homeowner's Association.