

201903040057
03/04/2019 10:55 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Ashraf Abdel-Rassoul
PO Box 4086
Everett, WA 98204

STATUTORY WARRANTY DEED 19-1425
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Kenneth C. Rushane and Cynthia L. Rushane, husband and wife, 5919 116th Street Southeast, Snohomish, WA 98296,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ashraf Abdel-Rassoul, a married man as his separate estate

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

Lot 17, Plat of Cedar Downs, According to the Plat thereof recorded in Volume 15 of Plats, Pages 121 and 122, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Abbreviated legal description: Lot 17, Cedar Downs

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 "B" attached hereto

Tax Parcel Number(s): P104911 & 4616-000-017-0006

Dated: 2-25-19

Kenneth C. Rushane
Kenneth C. Rushane

Cynthia L. Rushane
Cynthia L. Rushane

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 751
MAR 04 2019

Amount Paid \$ 9,091.90
Skagit Co. Treasurer
By nam Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1425-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kenneth C. Rushane and Cynthia L. Rushane is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 25 day of February, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022

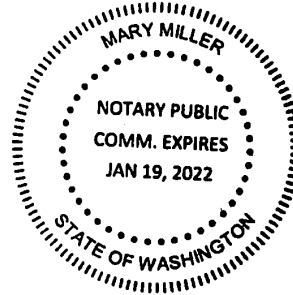


EXHIBIT B

19-1425-MM

1. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: June 2, 1993

Recorded: June 10, 1993

Auditor's No: 9306100041

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

Easement No. 1 - All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above-described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2 - A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cedar Downs recorded November 24, 1993 as Auditor's File No. 9311240083.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 10, 1993

Recorded: November 24, 1993

Auditor's No: 9311240084

Executed by: Larry Reichert; Darrell Erwin and Dan Lungren

Said covenants were amended by Auditor's File No. 9406020108.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Recorded: November 10, 1994

Auditor's No: 9411100004

4. Terms, conditions and provisions of the By-Laws of Cedar Downs Homeowner's Association recorded under Auditor's File No. 9311240085.

Statutory Warranty Deed
LPB 10-05

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5. Affect of Memorandum recorded under Auditor's File No. 9411070081, whereby the name of Jacqueline Drive as shown on the face of said Plat, was changed to Jacqueline Lane.

6. Any tax, fee, assessments or charges as may be levied by Cedar Downs Homeowners Association.