

AFTER RECORDING MAIL TO:
Mr. and Mrs. Christopher Winslow
20278 Maupin Road
Mount Vernon, WA 98273



200409010106
Skagit County Auditor

9/1/2004 Page 1 of 3 1:30PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82199

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

A82199E

Grantor(s): Bob W. Treadway and Madonna R. Treadway
Grantee(s): Christopher Winslow and Margaret Winslow
Assessor's Tax Parcel Number(s): P117554, 4768-000-012-0000 P117554

THE GRANTOR Bob W. Treadway and Madonna R. Treadway, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Christopher Winslow and Margaret Winslow, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "CEDAR SPRINGS PUD PHASE 2", as per plat recorded January 25, 2001, under Auditor's File No. 200101250072, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions contained on Exhibit "A" attached hereto.

Dated: August 25, 2004

Bob W. Treadway SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Madonna R. Treadway
Bob W. Treadway Madonna R. Treadway

4746
SEP 01 2004

Amount Paid \$ 4717.00
Skagit Co. Treasurer
By HP Deputy

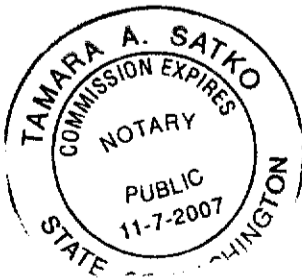
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bob W. Treadway and Madonna R. Treadway, 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: 8/25/04

Tamara A Satko

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07



Exceptions:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Karen L. Thompson, as her separate estate
Recorded: October 10, 1991
Auditor's No.: 9110100027
Purpose: Right-of-way for ingress, egress, installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits
Area Affected: A portion of the common area

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cedar Springs PUD Phase 2
Recorded: January 25, 2001
Auditor's No.: 200101250072

Said matters include but are not limited to the following:

1. Water Supply – City of Anacortes
2. Sewer Disposal – City of Anacortes
3. Tract D (Private Road) will be under the ownership of the Cedar Springs Homeowners Association. The maintenance and restrictions will be as stated in the Declaration of the Cedar Spring PUD.
4. A 10 foot easement for utilities adjacent to Cedar Springs Lane.
5. Wetland buffer and NGPE buffer affecting common areas.
6. A 20 foot stormdrain easement affecting common areas.

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

Recorded: November 8, 2000
Auditor's No.: 200011080126
Executed By: Cedar Springs LLC

D. Terms of Cedar Springs Homeowner's Association as per By-Laws recorded November 8, 2000 under Auditor's File No. 200011080127.



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E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cedar Springs PUD
Recorded: November 8, 2000
Auditor's No.: 200011080023

Said matters include but are not limited to the following:

1. Tract A (Common Area), Tract B (Wetland and wetland Buffer) and Tract C (NGPE Buffer) will be under the ownership of the Cedar Springs Homeowners Association. The maintenance and restrictions will be as stated in the Declaration of the Cedar Spring PUD and as stated in this Plat.
2. "...the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Tracts B and C are hereby dedicated to the Cedar Springs Homeowners Association.
3. A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract B (Wetland and wetland Buffer) and Tract C (NGPE Buffer) for the beneficial interest in the land within the easement. This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave intact all planted trees and other vegetation within the easement. The vegetation within the easement may not be covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Tracts B and C shall be landscaped as shown on the approved landscaping plan. Once the landscaping is established the buffer may be maintained and watered but otherwise shall be respected as indicated above.
4. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company and AT&T Cable Television Company and any other franchise or public utility and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all right-of-ways within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
5. A 20 foot stormdrain easement extending to Horizon Heights Add. Div. #1, as shown on the plat is to be maintained by the Cedar Springs Homeowners Association as stated in the Cedar Springs PUD CC&R's.



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