

When recorded return to:
Christina Jordan
Po Box 905
Mount Vernon WA 98233



201110210084
Skagit County Auditor

10/21/2011 Page 1 of 5 1:57PM

Recorded at the request of:

File Number: 102427

Statutory Warranty Deed

102427-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Marian M. Nelson, who acquired title as a married woman, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Christina Jordan~~, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: ** Nancy Christina Jordan*
Unit 15B, "CEDAR POINT, A CONDOMINIUM"

Tax Parcel Number(s): P118764, 4788-000-015-0200

Unit 15B, "CEDAR POINT, A CONDOMINIUM", according to Declaration thereof recorded January 10, 2002, under Auditor's File No. 200201100079, records of Skagit County, Washington; and Survey Map and Plans thereof recorded January 10, 2002, under Auditor's File No. 200201100078, records of Skagit County, Washington; being a portion of the Southeast 1/4 of Section 5, Township 34 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH and SUBJECT TO an easement for access and utilities as delineated on the face of said Survey Map.

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 "A" attached hereto

Dated Oct 7, 2011

Marian M. Nelson by Trustee P.O.A.
Marian M. Nelson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113181

OCT 21 2011

Amount Paid \$ 2550.40
By *M.M.* Skagit Co. Treasurer
Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marian M. Nelson, 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: 9-28-11

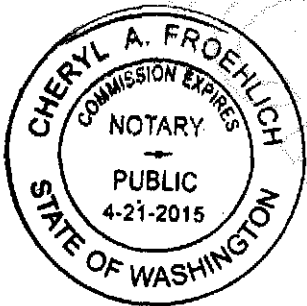
Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2015

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 28 day of Sept, 192011, before me personally appeared Thomas M. Nelson to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Marian M. Nelson and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



[Signature]
Notary Public in and for the State of Washington,
residing at _____
My appointment expires 4-21-15

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



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UNOFFICIAL

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 102427
5 of 11

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: November 21, 1997
Recorded: December 1, 1997
Auditor's No.: 9712010013
Purpose: Water pipeline easement
Area Affected: Portion of Tract 78 "Plat of the Burlington Acreage Property"

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 27, 1997
Recorded: September 9, 1997
Auditor's No.: 9709090114
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 27, 1997
Recorded: September 9, 1997
Auditor's No.: 9709090115
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: October 29, 1999
Recorded: November 1, 1999
Auditor's No.: 199911010143
Purpose: Water pipeline easement
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

Guardian Northwest Title and Escrow Agent Co.
First American Title Insurance



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: June 16, 2000
Recorded: June 29, 2000
Auditor's No.: 200006290057
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: August 9, 2000
Recorded: August 11, 2000
Auditor's No.: 200008110019
Purpose: Water pipeline easement
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 31, 2001
Recorded: September 11, 2001
Auditor's No.: 200109110082
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion Tract 81 "Plat of the Burlington Acreage Property"

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: December 11, 2001
Recorded: December 13, 2001
Auditor's No.: 200112130003
Purpose: Water pipeline easement
Area Affected: Portion Tract 78 and 81 "Plat of the Burlington Acreage Property"



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

Plat/Subdivision Name: Cedar Point, a Condominium
Recorded: January 10, 2002
Auditor's No.: 200201100078

J. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: January 10, 2002
Auditor's File No.: 200201100079

Said instrument was modified by instruments recorded April 27, 2004, March 1, 2006, June 4, 2007 and February 29, 2008 under Auditor's File Nos. 200404270060, 200603010116, 200706040181 and 200802290192.

K. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

L. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Homestead Northwest Development Co. or its successor or assigns
Dated: July 8, 2002
Recorded: July 17, 2002
Auditor's No.: 200207170008
Regarding: Agricultural Irrigation Water Service Agreement



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