



201703060057

When recorded return to:
Carol J. Perry
1819 Cedar Springs Lane
Anacortes, WA 98221

Skagit County Auditor \$75.00
3/6/2017 Page 1 of 3 10:50AM

Recorded at the request of:
Guardian Northwest Title
File Number: A113149

Statutory Warranty Deed

A113149
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR ~~Mary Helene Halsey~~, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carol J. Perry, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 10, Cedar Springs PUD Phase 4

Tax Parcel Number(s): P117552, 4768-000-010-0000

Lot 10, "CEDAR SPRINGS PUD PHASE 4", as per plat recorded on December 27, 2001 under Auditor's File No. 200112270133, records of Skagit County, Washington.

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 1 March 2017

MARY HELENE HALSEY BY:

Chris Delany - Barmann
Mary Helene Halsey

AS
ATTORNEY IN FACT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
8017853
MAR 06 2017

STATE OF Illinois
COUNTY OF McDonough

SS:

Amount Paid \$ 5,496.³⁰
Skagit Co. Treasurer
By MAM Deputy

CHRISTOPHER DELANY - BARMANN

I certify that I know or have satisfactory evidence that ~~Mary Helene Halsey~~, 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: 3-1-17

Tanisha Malone

Printed Name: Tanisha Malone

Notary Public in and for the State of

Illinois

Residing at 341 Emory Rd

My appointment expires: 2/25/20



SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raymond G. Jones and Margaret I. Jones, husband and wife
Dated: undisclosed
Recorded: July 10, 1972
Auditor's No.: 770845
Purpose: Drainage purposes
Area Affected: A 16 foot strip of land through said Plat

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raymond G. Jones and Margaret I. Jones
Dated: Undisclosed
Recorded: April 16, 1973
Auditor's No.: 783548
Purpose: Using and maintaining the drain line
Area Affected: A 16 foot strip of land through said Plat

C. Terms and conditions of Agreement, as reserved by Warranty Deed recorded under Auditor's File No. 887877, regarding well use and utilities serving said well.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 29, 1995
Auditor's No.: 9512290127

Said matters include but are not limited to the following:

1. Encroaching shed eaves and/or set back violation – affects common area

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: 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: Portion of subject property

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

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

G. 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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: October 24, 2006, February 25, 2008 and June 4, 2010
Auditor's Nos.: 200610240160, 200802250094 and 201006040030

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