



201809140083

09/14/2018 01:45 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:
Martin E. White and Jessica White
17441 Cimarron Lane
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4091
SEP 14 2018

Amount Paid \$ 10,164.83
Skagit Co. Treasurer
By *BJ* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245405601

CHICAGO TITLE
620035759

STATUTORY WARRANTY DEED

THE GRANTOR(S) Montague C. Smith, Jr and Audrey S. Smith, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Martin E. White and Jessica White, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot A, PLAT OF CIMMARON RIDGE, a Conservation and Reserve Development, recorded May
28, 2002 under Auditor's File No. 200205280187, records of Skagit County, Washington.

Being a portion of Lot 1, Skagit County Short plat No. 97-0045 recorded June 15, 2000 under
Auditor's File No. 200006150094, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 4794-000-001-0000, P119173, 4794-000-001-0100, P119188,
4794-0000-001-0200, P119189

STATUTORY WARRANTY DEED
(continued)

Dated: September 10, 2018

Montague C. Smith, Jr
Montague C. Smith, Jr

Audrey S. Smith
Audrey S. Smith

State of _____
_____ of _____

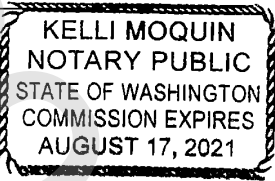
I certify that I know or have satisfactory evidence that

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: **SEE ATTACHED FOR OFFICIAL NOTARIZATION**

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Washington
Dave of Watcom



I certify that I know or have satisfactory evidence that Audrey S. Smith is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 09/13/2018

Kelli Moquin
Name: Kelli Moquin
Notary Public in and for the State of WA
Residing at: Blaine
My appointment expires: 08/17/2021

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On September 10, 2018 before me, Laury Jo Stout, Notary Public
(insert name and title of the officer)

personally appeared Montague C. Smith, JR.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Laury Jo Stout* (Seal)

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. 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 **PLAT OF CIMARRON RIDGE:**

Recording No: 200205280187

2. 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 **SHORT PLAT No. 97-0045:**

Recording No: 200006150094

3. Protected Critical Area Site Plan and the Terms and Conditions thereof;
Recorded: June 18, 1999
Auditor's File No.: 9906180017, records of Skagit County, Washington

4. Covenants, Conditions, Restrictions, Easements and Road Maintenance Agreement contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: June 15, 2000
Auditor's No.: 200006150095, records of Skagit County, Washington
Executed by: Cimarron West, LLC

SCHEDULE B

(continued)

5. 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: June 15, 2000
Auditor's No(s): 200006150096, records of Skagit County, Washington
Executed By: Cimarron West, LLC

AMENDED by instrument(s):

Recorded: July 27, 2000 and August 26, 2003
Auditor's No(s): 200007270066 and 200308260135, records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 15, 2000
Auditor's No(s): 200006150095, records of Skagit County, Washington
Imposed By: Majority of property owners
7. Easement, including the terms and conditions thereof, conveyed by instrument;
Recorded: June 25, 1999
Auditor's No.: 9906250016, records of Skagit County, Washington
In favor of: Public Utilities District No. 1
For: Ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

8. Agreement, including the terms and conditions thereof; entered into;
By and Between: Wayne Fjelstad, Fred Hall, and Public Utilities District No. 1
Recorded: June 28, 1999
Auditor's No.: 9906280003, records of Skagit County, Washington
Providing: Placement of a 159,000 gallon storage reservoir and a pump station and appurtenances
9. Agreement, including the terms and conditions thereof; entered into;
By: Thomas, Inc.
And Between: Carolyn Hawley
Recorded: July 24, 2000
Auditor's No.: 200007240099, records of Skagit County, Washington
Providing: Sewer maintenance

SCHEDULE B

(continued)

10. Agreement, including the terms and conditions thereof; entered into;
By: Gary Lohman
And Between: Cimarron West, LLC
Recorded: August 10, 2001
Auditor's No.: 200108100002, records of Skagit County, Washington
Providing: Agreement to Covenants and Road Maintenance Agreement
11. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 19, 2002
Auditor's No.: 200203190102, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2000
Auditor's No(s): 200005220084, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water facilities easement re-record to correct legal description
13. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: January 10, 2000
Auditor's No(s): 200001100127, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Nonexclusive perpetual easement over, under, along across and through said premises for underground electrical service and related structures
14. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: November 16, 1999
Auditor's No(s): 199911160004, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Nonexclusive perpetual easement over, under, along across and through said premises for underground electrical service and related structures
15. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 5, 1999
Auditor's No(s): 9905050018, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County

SCHEDULE B
(continued)

16. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement Agreement;
Recorded: May 28, 2002
Auditor's No(s): 200205280188, records of Skagit County, Washington
In Favor of: Skagit County

17. Plat Lot of Record Certification, including the terms, covenants and provisions thereof

Recording Date: December 30, 2016
Recording No.: 201612300050

18. Plat Lot of Record Certification, including the terms, covenants and provisions thereof

Recording Date: January 30, 2018
Recording No.: 201801300070