**When recorded return to:**
Linda D. Stotts
12072 Jacqueline Drive
Burlington, WA 98233

201810100057
10/10/2018 11:41 AM Pages: 1 of 4 Fees: $102.00
Skagit County Auditor

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620033702

Escrow No.: 620033702

## STATUTORY WARRANTY DEED

THE GRANTOR(S) James A. Clem and Annette J. Clem, husband and wife

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to Linda D. Stotts, an unmarried person, as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 18, 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 Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184489
OCT 10 2018
Amount Paid $7392.00
Skagit Co. Treasurer
By MAM Deputy

Tax Parcel Number(s): P104912 / 4616-000-018-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



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# STATUTORY WARRANTY DEED
(continued)

Dated: October 1, 2018

James A. Clem

Annette J. Clem

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that James A. Clem and Annette J. Clem are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 5, 2018

Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --♦-- PUBLIC
My Commission Expires 10-27-2018



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# EXHIBIT "A"
Exceptions

1. Covenants, conditions, and restrictions contained in declaration of restriction, 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: October 26, 1990
Auditor's No.: 9010260081, records of Skagit County, Washington
Grantor: Floyd E. Hamstrom and Anite E. Hamstrom, husband and wife
Grantee: Bruce D. Johnson and Shauna L. Johnson, husband and wife; and Milton B. Armstrong and Sue Anne Armstrong, husband and wife
As Follows: Grantees herein agree that if the subject property is developed into a full plat, it shall be of quality equal to that of "Classic Ridge". In the event a non-lot subdivision or less is developed it shall be equal to or better than "Maple Crest".

   Grantees shall provide all utilities and a curb cut to the South 100 feet of the excepted land.

   Grantee herein is responsible for any required plat.

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 10, 1993
Auditor's No.: 9306100041, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:
A) 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).
B) All strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: November 24, 1993
Auditor's No(s).: 9311240084, records of Skagit County, Washington
Executed By: Stafford Construction, Inc.

   Said covenants were amended and restated by Declarations recorded June 2, 1994 and November 10, 1994, under Auditor's File No. 9406020108 and 9411100004, records of Skagit County, Washington, respectively.



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# EXHIBIT "A"

Exceptions
(continued)

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 CEDAR DOWNS:

   Recording No: 9311240083

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
   Recorded: November 24, 1993
   Auditor's No(s).: 9311240084, records of Skagit County, Washington
   Imposed By: Cedar Downs Homeowners' Association

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
   Recorded: November 24, 1993
   Auditor's No(s).: 9311240085, records of Skagit County, Washington
   Imposed By: Cedar Downs Homeowners' Association

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
   Recorded:
   Auditor's No(s).: 9411100004, records of Skagit County, Washington
   Imposed By: Cedar Downs Homeowners' Association

8. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by Cedar Downs Home Owners Association.



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