

AFTER RECORDING MAIL TO:

Garner D. Hook
1129 Lopez Lane
Burlington, WA 98233



200209170077
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102502-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Harvey E. Scalf
Grantee(s): Garner D. Hook, Betty Jean Hook
Abbreviated Legal: Lot 99, CEDARS, 4TH AMENDMENT TO THE (A CONDOMINIUM), records
of Skagit County, WA
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4759-000-099-0000/P117158

THE GRANTOR HARVEY E. SCALF, an unmarried man
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to GARNER D. HOOK and BETTY JEAN HOOK, husband and
wife
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

#4301
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 6th day of September, 2002

By Harvey E. Scalf
Harvey E. Scalf

By Amount Paid \$ 2739.42
Skagit Co. Treasurer
By [Signature] Deputy

By _____

By _____

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Harvey E. Scalf
_____ is the person who appeared before me, and said
person _____ acknowledged that he signed this instrument and acknowledged it to be he free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 11th, 2002

[Signature]
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



Exhibit A

Lot 99, "THE CEDARS, A CONDOMINIUM," according to Amended Declaration thereof recorded August 24, 2000, under Auditor's File No. 200008240077, records of Skagit County, Washington, and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200008240076, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Handwritten signature

Schedule "B-1"

P-102502-E

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: John H. Owen, a single person and/or his successors or assigns
Purpose: Ingress, egress and utilities
Area Affected: Fidalgo Drive
Dated: Not disclosed
Recorded: November 17, 1995
Auditor's No.: 9511170069

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington
Purpose: Drainage
Recorded: October 16, 1996
Auditor's No.: 9610160021
Area Affected:

That portion of the East ½ of Tract 78 and the East ½ of the West ½ of Tract 78, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract 78;
thence South 00°39'17" East a distance of 24.56 feet along the East line of said Tract 78 to a cusp;
thence along the arc of a curve concave to the Southwest having a radius of 25.00 feet and an initial tangent bearing of North 00°39'17" West, through a central angle of 88°58'26", an arc distance of 38.82 feet to a point of compound curvature;
thence along the arc of said curve to the left having a radius of 59.60 feet, through a central angle of 22°03'29", an arc distance of 22.95 feet to a point of tangency;
thence South 68°18'48" West a distance of 51.36 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 360.00 feet, through a central angle of 33°36'15" an arc distance of 211.14 feet to a point of tangency;
thence North 78°04'58" West a distance of 13.57 feet to the South line of the North 40.00 feet of said Tract 78 and the true point of beginning;
thence continue North 78°04'58" West a distance of 140.20 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 590.00 feet, through a central angle of 11°32'45" an arc distance of 118.89 feet to a point of tangency on the North line of said Tract 78;

- continued -



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EXCEPTIONS CONTINUED:

B. (Continued):

Area Affected:

thence North 89°37'43" West a distance of 373.94 feet along said North line to the Northwest corner of said East ½ of the West ½ of Tract 78;
thence South 00°25'41" East a distance of 140.00 feet along the West line of said East ½ of the West ½ of Tract 78;
thence North 89°34'19" East a distance of 65.97 feet;
thence North 65°50'31" East a distance of 238.62 feet to said South line of the North 40.00 feet of Tract 78;
thence South 89°37'43" East a distance of 344.39 feet along said South line to the true point of beginning.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Purpose: A water line
Area Affected: As described therein
Dated: November 21, 1997
Recorded: December 1, 1997
Auditor's No.: 9712010013

D. AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Executed By: Homestead NW Dev. Co.
Recorded: February 5, 1998
Auditor's No.: 9802050054

FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: August 16, 1999
Auditor's No.: 199908160158

SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: July 13, 1999
Auditor's No.: 9907130112

THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: September 17, 1999
Auditor's No.: 199909170116

FOURTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS:

Recorded: August 24, 2000
Auditor's No.: 200008240077

E. Easement shown on face of Plat, as follows:

An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the private roadways and utilities easements shown hereon, and along the routes of the as built or yet to be built utility alignments, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the condominiums and other property as may be developed in association with expansions to this condominium, together with the right to enter upon the units (lots) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the condominium by the exercise of rights and privileges.

PRIVATE ROADWAY NOTE:

All road rights of way shown hereon, Sinclair Way, Cypress Court and Fidalgo Drive (including the access roadway to the West) are private and are to be maintained by the Condominium Association, (Common Elements). The road rights of way shown hereon are subject to the future development rights with respect to Future Phases as well as any additional development rights which may be done within the bounds of the property described hereon which may not be a part of the condominium.