

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Michael L. Givens  
2415 E. Cedar Hills Drive  
Mount Vernon, WA 98273



200403150128  
Skagit County Auditor

3/15/2004 Page 1 of 2 11:25AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 111007-SE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Gunnar Pedersen  
Grantee(s): Michael L. Givens and Brandi M. Givens  
Abbreviated Legal: Lot 3, Cedar Hills #1  
Assessor's Tax Parcel Number(s): 3878-000-003-0000, P64310

THE GRANTOR GUNNAR PEDERSEN, as his separate property for and in consideration of an IRC Section 1031 Like-Kind Tax-Deferred Exchange in hand paid, conveys and warrants to **MICHAEL L. GIVENS and BRANDI M. GIVENS, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, "PLAT OF CEDAR HILLS NO. 1," as per plat recorded in Volume 8 of Plats, pages 90 and 91, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.


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

Dated March 11, 2004

  
Gunnar Pedersen

#1159  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

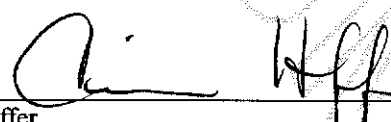
MAR 15 2004

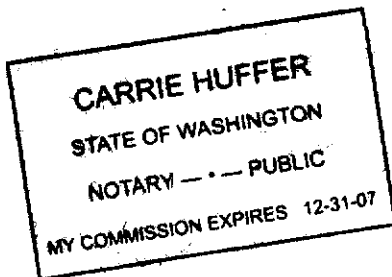
Amount Paid \$ 3664.35  
Skagit County Treasurer  
By:  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Gunnar Pedersen**  
the person(s) who appeared before me, and said person(s) acknowledged that he  
signed this instrument and acknowledge it to be his free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 3-15-04

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



## EXCEPTIONS:

- A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: November 2, 1965  
Recorded: November 17, 1965  
Auditor's No.: 674682

## AMENDED DECLARATION OF COVENANTS:

Recorded: January 6, 2000  
Auditor's No.: 200001060016

- B. Rights set forth in the Dedication of the "PLAT OF CEDAR HILLS NO. 1", as follows:

"...the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

- C. Easement provisions set forth on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to Skagit Valley Telephone Company, Skagit T.V. Cable Company, and Puget Sound Power and Light Company, and their respective successors and assigns under the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively."

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