

When Recorded Return To:

Mr. and Mrs. Gregory W. Day  
1112 E. Cascade Lane  
Lynden, WA 98264



200407010102  
Skagit County Auditor

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Escrow No. 5531

LPB-10

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

1C31612 ✓

Reference Numbers of related documents: on page of document

Grantor(s): HOMESTEAD NW DEV. CO.

Grantee(s): DAY, GREGORY W. and SHERRY K.

Legal Description (abbreviated): UNIT 12B, CEDAR POINT Full legal on page 1 of document

Assessor's Property Tax Parcel Account Number(s): 4788-000-012-0200

THE GRANTOR HOMESTEAD NW DEV. CO., a Washington Corporation,

for and in consideration of Completion of an I.R.C. Section 1031 Tax-Deferred Exchange

in hand paid, conveys and warrants to GREGORY W. DAY and SHERRY K. DAY, husband and wife,

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

UNIT 12B, CEDAR POINT (A CONDOMINIUM), ACCORDING TO FIRST AMENDED DECLARATION THEREOF RECORDED APRIL 27, 2004, UNDER AUDITOR'S FILE NO. 200404270060 AND (AMENDED) SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200201100078, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 17, BURLINGTON ACREAGE PROPERTY IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: SEE EXHIBIT A WHICH IS ANNEXED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

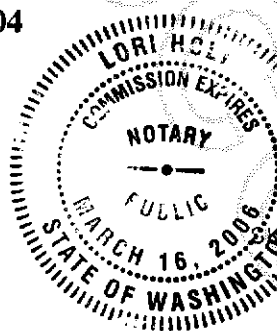
Assessor's Property Tax Parcel Account Number(s): 4788-000-012-0200

Dated this 30 day of June, 2004

HOMESTEAD NW DEV. CO., a Washington Corporation

By:

James A. Wynstra, President



3392  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

State of Washington

} ss.

County of Whatcom

I certify that I know or have satisfactory evidence that James A. Wynstra is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of HOMESTEAD NW DEV. CO. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: June 30, 2004

Lori Holt

Notary Public in and for the State of Washington,  
residing at Lynden

My appointment expires: 3/16/06

JUL 01 2004

3,737.11  
Amount Paid \$  
Skagit Co. Treasurer

EXHIBIT A

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s).: 9709090114, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1997  
Auditor's No(s).: 9709090115, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 1, 1999  
Auditor's No.: 199911010143, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Water pipeline  
Affects: Portion of said premises and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 12, 1999  
Auditor's No(s).: 9910120069, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 29, 2000  
Auditor's No.: 200006290057, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises
6. Storm water detention pond as delineated on the map and plan of the Second Amendment to the Cedars.
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 11, 2000  
Auditor's No(s).: 200008110019, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Water pipeline  
Affects: Portion of said premises
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 11, 2001  
Auditor's No(s).: 200109110082, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of said premises
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 13, 2001  
Auditor's No(s).: 200112130003, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington
10. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 27, 2002  
Auditor's No(s).: 200203270001, records of Skagit County, Washington  
In favor of: Homestead Development N.W., Inc.  
For: TCI Cablevision of Washington



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11. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Inc.  
Recorded: September 23, 1998  
Auditor's No.: 9809230032, records of Skagit County, Washington  
Providing: Irrigation Water Service Agreement
12. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Homestead Northwest Development Co.  
Recorded: July 17, 2002  
Auditor's No.: 200207170008, records of Skagit County, Washington  
Providing: Irrigation water service
13. Terms, covenants, conditions, easements, and restrictions **And** liability for assessments contained in Declaration of Condominium;  
Recorded: January 10, 2002  
Auditor's No.: 200201100079, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 27, 2004

Auditor's No(s): 200404270060, records of Skagit County, Washington

14. Easement delineated on the face of said Condominium;  
For: Utilities  
Affects: Various portions of said condominium

15. Easement delineated on the face of said Condominium;  
For: Access and utilities  
Affects: Exterior 15 feet adjacent to street

16. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Burlington, Public Utility District No. 1 of Skagit County, 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, appurtenances attached thereto for the purpose of providing utility services to the condominium 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 herein granted.

17. Notes on the face of said condominium as follows:

- A. All units include the existing building, or building to be built, as referenced in the declaration. Together with the surroundings land shown hereon. The vertical limits of each unit extend from an elevation of 20.0 feet NGVD 29 (Mean Sea Level) up to and elevation of 100.0 feet NGVD 29.
- B. 10 utility locations are shown on the recorded plan of first amendment to the Cedars, a condominium and the second amendment to the Cedars, a condominium, as referenced in note 6 above. Said plan shows the storm water detention pond and said pond encroaches in the unit boundaries the pond is to be reshaped in the future phases to accommodate for any loss of volume caused by construction within the units of the first and second amendment.
- C. The property herein platted is subjected to and together with easements, reservations, restrictions, covenants and other instruments of record, including but not limited to those documents recorded under Auditor's File Nos. 9709090114, 9709090115, 199911010143, 200005290057, 200008110019, 200109110082, 200112130003, 200007190069, 200102020070, 200110260163, 200109100159 and 200110260163.



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D. All road rights of way shown hereon: Sinclair Way, Cypress Court, Lopez Lane, Fidalgo Drive and Decatur Circle (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.

E. This plan is an amendment to that certain document recorded in Volume 16 of Plats, pages 198-208, records of Skagit County, Washington and reflects additional information with respect to lots, access easements, common elements. Modified future phasing and vertical unit limits.

18. Dues, charges and assessments, if any, levied by Cedar Point Condominium Homeowners Association.
19. Liability to future assessments, if any, levied by the City of Burlington.



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