



200507110171

Skagit County Auditor

7/11/2005 Page 1 of 2 3:30PM

AFTER RECORDING MAIL TO:

JAMES GALLEGOS and RITA GALLEGOS  
45066 CEDAR ST  
CONCRETE, WA 98237

CHICAGO TITLE

**STATUTORY WARRANTY DEED**

Escrow No.: 15643

Title Order No.: IC35428 ✓

THE GRANTOR(S)

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

JAMES GALLEGOS and RITA GALLEGOS, Husband and Wife

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

LOT 5, CEDAR PARK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 5,  
2002 UNDER AUDITOR'S FILE NO. 200206050104, REOCRDS OF SKAGIT COUNTY,  
WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4795-000-005-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: JULY 8, 2005

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

BY: Marie English  
MARIE ENGLISH, Manager

# 3038  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 11 2005

Amount Paid \$ 3155.00  
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington

) ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MARIE ENGLISH is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the Manager Secretary of D.B. JOHNSON CONSTRUCTION, INC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: 8th day of July, 2005.

Candace A. Rummelhart  
CANDACE A. RUMMELHART

Notary Public in and for the State of Washington  
residing at LAKE STEVENS

My Commission Expires: 12/07/05

**EXHIBIT A**

Notes on the face of the Plat as follows:

- A. Zoning – Residential – 5,000 S.F. minimum
- B. Domestic Water – Public Water
- C. Sanitation – Public Sewer
- D. Total Project Area – 436,482 S.F.
- E. There shall be no private driveway access from Concrete-Sauk Valley Road.

Restrictions on the face of the plat as follows:

A native growth protection area has been established to protect steep slopes on this property. No construction, clearing, or other disturbance shall occur on the site within this area.

Private property owners are required to design and install an onsite dry well system for the infiltration of roof and surface drainage. The system shall be designed for a 100-year storm Western Washington shall be used for design criteria.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 17, 2001

Auditor's No.: 200109170157, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted, and /or constructed within the above described property (When said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (FIVE) foot perimeter of all grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

10 foot drainage and utility easement shown on the face of the Plat:

Affects: North 10 ft of Lots 3, 4, 5, 6, 10, 11, 14 and 15, The East 10 ft of Lots 6, 7, 9, 15 and 17, The West 10 ft of Lots 14, 13 and 12.



200507110171

Skagit County Auditor

7/11/2005 Page

2 of

2 3:30PM