



200510120092  
Skagit County Auditor

10/12/2005 Page 1 of 2 11:41AM

AFTER RECORDING MAIL TO:

ADAM N. EDWARDS  
7654 CEDAR PARK  
CONCRETE, WA 98237

**STATUTORY WARRANTY DEED**

CHICAGO TITLE  
Escrow No.: 15845  
Title Order No.: IC36415

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

ADAM N. EDWARDS, an unmarried man

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

LOT 7, CEDAR PARK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 5, 2002 UNDER AUDITOR'S FILE NO. 200206050104, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4795-000-007-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: OCTOBER 1, 2005

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

BY: Marie English  
MARIE ENGLISH, Manager

\* 5695  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 12 2005

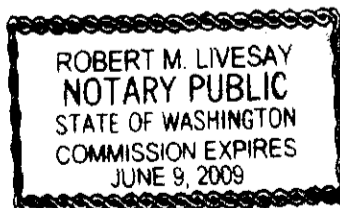
Amount Paid to Skagit Co. for Excise Tax: 2763.44  
By:

STATE OF Washington  
) ss.  
COUNTY OF Snohomish

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

Dated: 6TH day of October, 2005.

Robert M. Livesay  
ROBERT M. LIVESAY  
Notary Public in and for the State of Washington  
residing at MARYSVILLE  
My Commission Expires: 06/09/09



**EXHIBIT A**

Mitigation / Infrastructure Cost Recovery Contract and the terms, conditions and provisions contained therein;

Recorded: December 30, 2004

Auditor's No(s): 200412300156, records of Skagit County, Washington

*A-E.*

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: The East 10 feet of Lot 7



200510120092  
Skagit County Auditor

10/12/2005 Page

2 of

2 11:41AM