



200603220101
Skagit County Auditor

3/22/2006 Page 1 of 2 3:28PM

AFTER RECORDING MAIL TO:

PAUL RIDER and KIRSTIN RIDER
7634 S PARK AVE
CONCRETE, WA 98237

STATUTORY WARRANTY DEED

CHICAGO TITLE
Escrow No.: 16194
Title Order No.: IC38039

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

PAUL RIDER and KIRSTIN RIDER, Husband and Wife

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

LOT 15, CEDAR PARK PLAT, ACCORDING TO THE THEREOF, RECORDED JUNE 5, 2002
UNDER AUDITOR'S FILE NO. 20020605104, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4795-000-015-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: MARCH 16, 2006

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

BY: Marie English
MARIE ENGLISH, Manager

#1304
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 22 2006

Amount Paid \$ 32110.12
By Skagit Co. Treasurer Deputy

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: 21ST day of March, 2006.

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

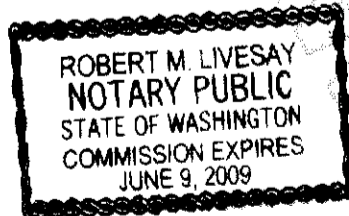


EXHIBIT 'A'

MITIGATION/INFRASTRUCTURE COST RECOVERY CONTRACT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:

Recorded: August 11, 2004
Auditor's No.: 200412300156, records of Skagit County, Washington

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 project 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 and the East 10 ft of Lot 15



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