

WHEN RECORDED RETURN TO
TIMOTHY T FORRESTER
7672 SOUTH PARK AVENUE
CONCRETE, WASHINGTON 98237



200604120153
Skagit County Auditor

4/12/2006 Page 1 of 3 3:43PM

CHICAGO TITLE COMPANY IC38312 ✓



CHICAGO TITLE INSURANCE COMPANY

5110725

STATUTORY WARRANTY DEED

Dated: APRIL 5, 2006

THE GRANTOR

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
TIMOTHY T. FORRESTER AND SUSAN M. FORRESTER, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:
Tax Account Number(s): 4795-000-017-0000

Lot 17, Cedar Park Plat, according to the plat thereof recorded June 5, 2002 under Auditors File No. 200206050104, records of Skagit County, Washington. Situated in Skagit County, Washington.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

#1730

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 12 2006

Amount Paid \$ 3286.01
By Skagit Co. Treasurer
Deputy

DB JOHNSON CONSTRUCTION INC

Marie English Mgr 4/10/06

DB JOHNSON CONSTRUCTION INC

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

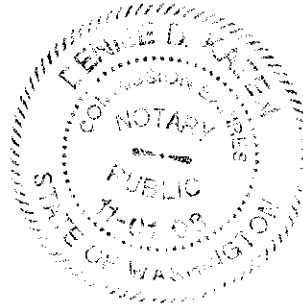
SWN

ON THIS 10 DAY OF APRIL 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MARIE K. ENGLISH TO ME KNOWN TO BE THE MANAGER OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED THERETO (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Denise D. Kazen
NOTARY SIGNATURE

PRINTED NAME: DENISE D. KAZEN NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT ARLINGTON
MY COMMISSION EXPIRES 11/01/08



200604120153
Skagit County Auditor

4/12/2006 Page

2 of

3 3:43PM

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5110725

SUBJECT TO:

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: East 10 ft of Lot 15

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

Recorded: December 30, 2004

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

This document contains provisions for a Monetary Lien, including interest thereon, according to the terms and repayment schedule contained therein. Escrow and Closing agents should contact the "Facilitator" in writing for payoff and status in accordance with said contract. Said document contains provisions for a limited subordination. If we are asked to insure a Mortgage or Deed of Trust as having priority over said contract, we will require a new unconditional subordination agreement to be executed by both the "Originator" and "Facilitator" identified in said contract, and recorded.



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