



200606230247

Skagit County Auditor

6/23/2006 Page 1 of 3 3:53PM

When recorded return to:

Mr. and Mrs. Kyle P. Klinger
2333 Crosby Drive
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number: 88200

FIRST AMERICAN TITLE CO.
88200-1

Statutory Warranty Deed

THE GRANTOR Gordon S. Winblad or Debra B. Winblad as Trustees of The Winblad Family Trust;
Dated April 20, 1995 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys and warrants to Kyle P. Klinger and Nicole L. Klinger, husband
and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 20, "CEDAR HILLS NO. 3"

Tax Parcel Number(s): P64351, 3880-000-020-0005

Lot 20, "CEDAR HILLS NO. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records
of Skagit County, Washington.

SUBJEC TO: Covenants, Conditions, Restrictions and Easements as indicated by the Attached Schedule B-1 and
by this reference made a part hereof.

Dated 6-20-2006

Winblad Family Trust

Gordon Winblad, Trustee
By: Gordon Winblad, Trustee

Debra Winblad, Trustee
By: Debra Winblad, Trustee

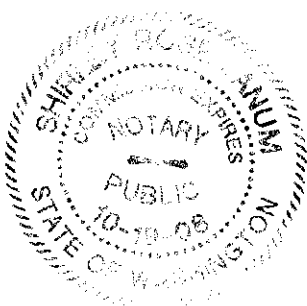
#3165
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 23 2006
6512.00

Amount Paid \$
By Skagit Co. Treasurer
Deputy

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Gordon S. Winblad and Debra B.
signed this instrument, on oath stated that they
authorized to execute the instrument and acknowledged it as the Trustees
of The Winblad Family Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 6-20-2006

Shirley Rose Larson
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008

Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED:

Declaration Dated: November 2, 1965
Recorded: November 17, 1965
Auditor's No.: 674682
Executed By: Cedar Hills, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Recorded: January 6, 2000
Auditor's No: 200001060016

B. Conditions contained in an instrument recorded November 22, 1971 under Auditor's File No. 760997 as follows:

Conditions for obtaining electric service:

The cost of installing the underground electric service line from the service connection of any residence within the subdivision to the nearest transformer or handhole is the responsibility of the owner of each lot. Upon the application of the Lot owner Puget Sound Power & Light Company will install such service line upon the following terms:

- a. Cost of up to 70 feet of service line: \$100 unless the residence qualifies for Puget Sound Power and Light Company's Residential Rate Schedule 7 in which case the cost is \$40;
- b. Cost of service line over 70 feet in length: \$1.10 for each additional foot;
- c. Payment to Puget Sound Power & Light Company to be made at the time of application.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cedar Hills No. 3
Auditor's No: 700555

1. An easement is hereby reserved for and granted to Skagit Valley Telephone Company, Skagit TV Cable Company and Puget Sound Power and Light Company and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of said boundary line of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; ALSO hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided



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2. 40 foot building set back line as delineated on the face of the Plat.

3. The right granted to the public to make all necessary slopes for cuts and fills, and the right to continue to drain the roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any Lot, shall be done by and at the expense of such owner. Common areas are dedicated to the Cedar Hills Community Association.

4. Drainage easements as delineated.

D. RESERVATION CONTAINED IN DEED

Executed by:

March 18, 1970

Recorded:

737059

Auditor's No.:

Excepting the fee title to any street, road, lane, walkway, park, playground, pond, pool or any other common property to be conveyed to the Cedar Hills Homeowners' Association, Inc., for the common enjoyment and benefit of all members thereof.



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