



200702210055

Skagit County Auditor

When recorded return to:

2/21/2007 Page

1 of

3 11:17AM

D.B. JOHNSON CONSTRUCTION, INC., A
Washington Corporation
1801 GROVE UNIT B
MARYSVILLE, WA 98270

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 16866

Title Order No.: IC41184 ✓

THE GRANTOR(S)

JOHN WILLIAM ROBB, An Unmarried Person

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

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

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

LOT 4, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 9 OF PLATS, PAGES 48 TO 51, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 3877 000 004 0000 P64062

752

SUBJECT TO: See Exhibit "A" attached hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: FEBRUARY 20, 2007

FEB 21 2007

521²⁰

John William Robb
JOHN WILLIAM ROBB

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington

) ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN WILLIAM ROBB is/are the person(s) who
appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and
acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this
instrument.

Dated: 20th day of February, 2007

Robert M. Livesay
ROBERT M. LIVESAY

Notary Public in and for the State of Washington
residing at MARYSVILLE
My Commission Expires: 06/09/09

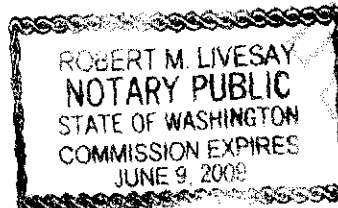


EXHIBIT A

Provisions contained in the dedication of said plat, as follows:

The easement right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of the 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 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.

Restrictions contained on the face of said plat, as follows:

- A. All lots shall be subject to an easement 5 feet in width, parallel with and adjacent to all lot lines for purposes of utilities and drainage.
- B. Septic tanks and drainfields shall not be constructed Northerly of a line 75 feet Southerly of the 185 foot contour (U.S.G.S.M.S.) on Lots 18 through 50 as shown on the face of this plat.
- C. No building, structure or fill shall be constructed below the 185 foot contour (U.S.G.S.M.S.L.) on Lots 18 through 50.
- D. An easement 40 feet in width parallel with, adjacent to and above the mean high water line is reserved for flood protection purposes on Lots 18 through 50.
- E. Minimum building and accessory structure setback lines as specified by Skagit County shall be adhered to on all lots in this plat.

Provision contained on the face of said plat, as follows:

Skagit County shall not be responsible for flood control improvements. A forty foot (40') flood control easement shall be established and maintained on all waterfront lots, with ingress and egress rights for flood control purposes. The 40 foot easement is as measured from the mean high water lines.

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: December 27, 1976

Auditor's No(s): 848127, records of Skagit County, Washington

Executed By: Skagit River Development Co.

As Follows: Use of said property for residential purposes only

Reservation contained in instrument dated April 7, 1967, executed by James T. Ovenell and Mary Ovenell, husband and wife, recorded April 17, 1967, under Auditor's File No. 697531, records of Skagit County, Washington, as follows:

The seller reserves the right for a period of two years from date of this contract to remove any timber from the land. Purchaser may enter into possession two years from the date of this contract.



200702210055

Skagit County Auditor

Reservation contained on the face of said plat, as follows:

An easement is hereby reserved under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 5 feet of side boundary lines of all lots for utility and drainage purposes.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: April 14, 1994
Auditor's No(s): 9404140020, records of Skagit County, Washington
Executed By: Cedargrove Maintenance Company

AMENDED by instrument:

Recorded: November 2, 1995 and February 12, 1997
Auditor's No.: 9511020058 and 9702120073, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 14, 1994
Auditor's No(s): 9404140020, records of Skagit County, Washington
Imposed By: Cedargrove Maintenance Company

AMENDED by instrument:

Recorded: November 2, 1995 and February 12, 1997
Auditor's No.: 9511020058 and 9702120073, records of Skagit County, Washington



200702210055
Skagit County Auditor