

When recorded return to:

Mr. and Mrs. Thomas B. Ashbrook  
26016 48th Avenue Northeast  
Arlington, WA 98223



200702230136  
Skagit County Auditor

2/23/2007 Page 1 of 3 4:04PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 122465-PE

Grantor: KWONESUM ASSOCIATES, a Partnership  
Grantee: Thomas B. Ashbrook and Candace J. Ashbrook

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR KWONESUM ASSOCIATES, a Partnership consisting of Kirby Johnson and Pamela Johnson for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THOMAS B. ASHBROOK and CANDACE J. ASHBROOK, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 14, Kwonesum

Tax Parcel Number(s): 4388-000-014-0008, P81105

Lot 14, "PLAT OF KWONESUM," as per plat recorded in Volume 12 of Plats, page 39, records of Skagit County, Washington.

Together with and Subject to the Height Restriction and Agreement as described on the attached Addendum and made a part hereof.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 122465-PE.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 811  
FEB 23 2007

Dated February 7, 2007

KWONESUM ASSOCIATES, a Partnership

*Kirby Johnson*  
By: Kirby Johnson, Partner

Amount Paid \$ 360.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

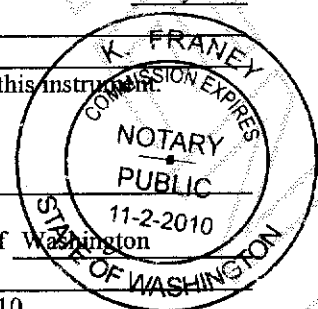
*Pamela Johnson*  
By: Pamela Johnson, Partner

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Kirby Johnson and Pamela Johnson  
Are \_\_\_\_\_ the persons who appeared before  
me, and said persons acknowledged that they signed this instrument, on oath stated They are  
authorized to execute the instrument Individually and as Partners  
of Kwonesum Associates, a Partnership  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 7, 2007

*K. Franey*  
Kaydeen Franey  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 11/02/2010



ADDENDUM TO STATUTORY WARRANTY DEED  
dated February 7, 2007

On October 12, 2003 in return for accepting a height restriction on lot 12, owned by Curt Marble, Kwonesum Associates agreed to a height restriction on lot 14 to protect the view of lot 15, also owned by Curt Marble. This restriction, among others was incorporated into the general Kwonesum Plat covenants.

It is now agreed between Jason and Kristin Huizenga, purchasers of and current owners of lot 15, and Kirby Johnson, general partner of lot 14, that in return for an increased view setback as set forth in exhibit 'A', hereto attached and part of this agreement the height restriction on lot 14 will be raised to 12 ft., 4 in. above the green box on lot 7. There will be no structure allowed northerly of the limit drawn in exhibit 'A'. This modification of the lot 14 height/view restrictions shall be recorded as a permanent restriction in lot 14, and shall be reflected on its deed.

[Signature]  
Jason Huizenga

[Signature]  
Kristin Huizenga

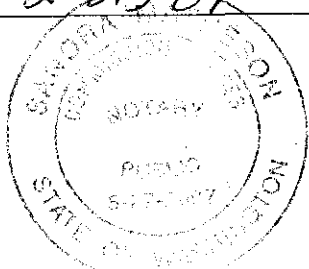
[Signature]  
Kirby Johnson, Partner

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jason Huizenga & Kristin Huizenga the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-23-07

[Signature]

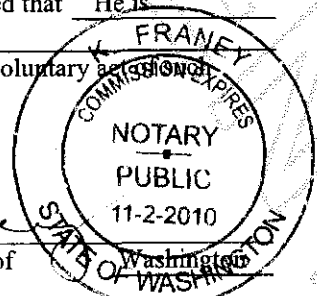


Notary Public in and for the State of Washington  
Residing at: La Conner  
My appointment expires: 5-27-2007

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Kirby Johnson signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Partner of Kwonesum Associates, a Partnership to be the free and voluntary act of the party for the uses and purposes mentioned in this instrument.

Dated: February 23, 2007



[Signature]  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: November 2, 2010



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Skagit County Auditor

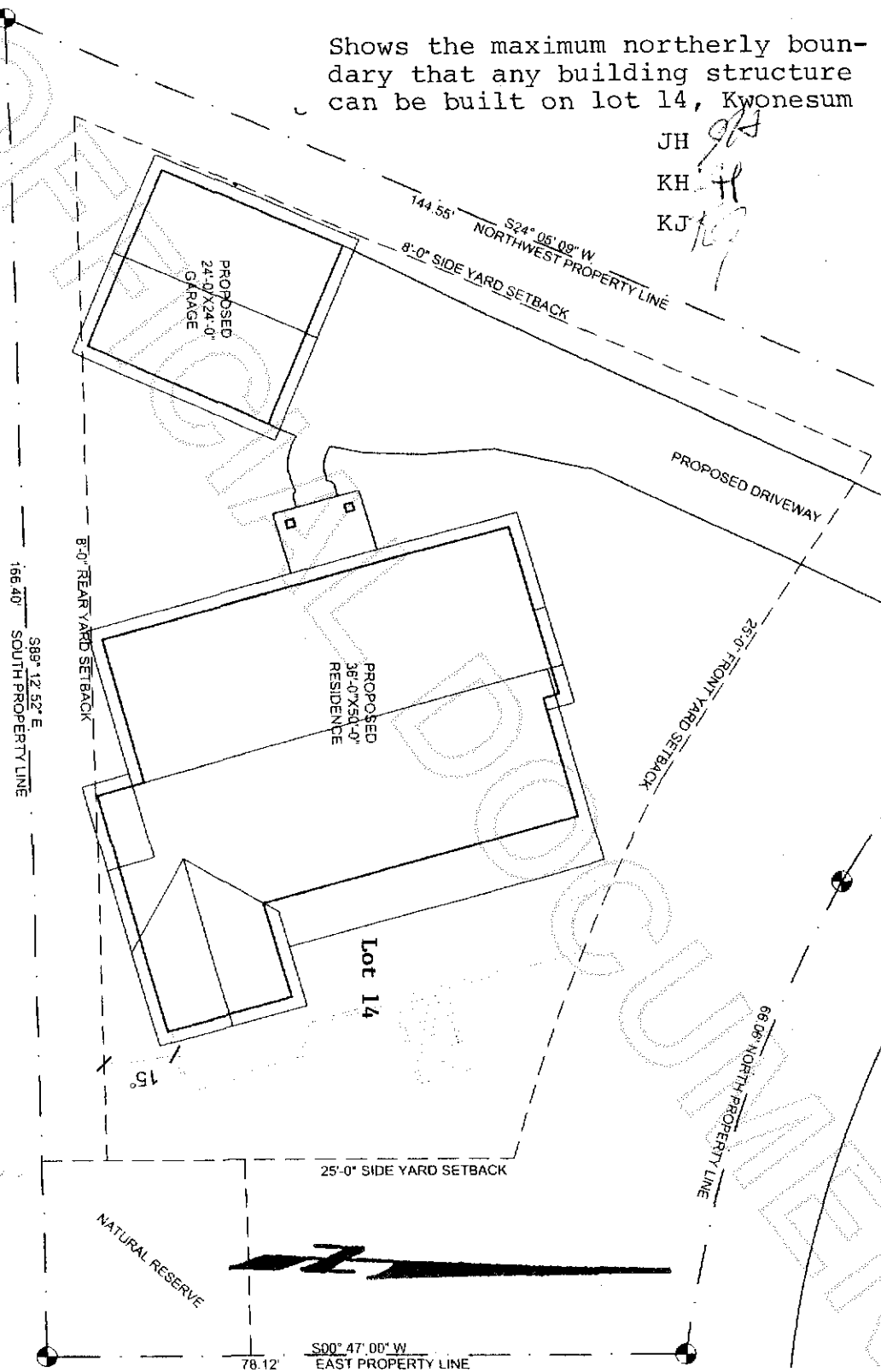
EXHIBIT 'A'

Shows the maximum northerly boundary that any building structure can be built on lot 14, Kwonsum

JH

KH

KJ



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