

When recorded return to:

Cindy Vandegrift, Ms. Trina Parkhurst
2317 Crosby Drive
Mount Vernon, WA 98274



200706010101
Skagit County Auditor

6/1/2007 Page 1 of 4 12:13PM

Recorded at the request of:
First American Title
File Number: B91496A

Statutory Warranty Deed

THE GRANTOR Margaret A. Forstein, a married woman, as her separate estate, who acquired title as Margaret A. Hansen, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cindy Vandegrift, an unmarried woman, as her separate estate, Trina Parkhurst, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn. Lot 18, "CEDAR HILLS NO. 3"

FIRST AMERICAN TITLE CO.
B91496E-1

Tax Parcel Number(s): P64349, 3880-000-018-0009

PARCEL 'A'

Lot 18, "PLAT OF CEDAR HILLS NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington; as more particularly described in the legal description attached hereto and made a part hereof, marked Exhibit A.

SUBJECT TO: Covenants, conditions, restrictions and easements per attached Schedule B-1 and by this reference made a part hereof.

Dated 5-29-07

Margaret A. Forstein
Margaret A. Forstein

2596
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUN 01 2007

Amount Paid 6092.60
Skagit County Treasurer
By: fn Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 5-29-07

B. L. Zenz
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-9-10

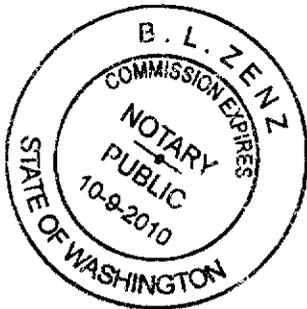


EXHIBIT A
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

Lot 18, "PLAT OF CEDAR HILLS NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington.

PARCEL "B":

That portion of unopened Crosby Drive No. 7409 road right-of-way within the "PLAT OF CEDAR HILLS NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington, lying between Lots 17 and 18 and further described as follows:

Beginning at the Northwest corner of Lot 17, "PLAT OF CEDAR HILLS NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington; thence North 82°37'00" East along the North line thereof and said North line extended a distance of 162.41 feet to a point on the West line of Lot 18 of said "PLAT OF CEDAR HILLS NO. 3"; thence South 07°23'00" East along said West line a distance of 47.46 feet to the true point of beginning; thence along a curve to the left having a radius of 25.00 feet through a central angle of 124°30'00" an arc distance of 54.32 feet; thence South 48°07'00" West to a point of intersection with a line drawn South 07°23'00" East from the true point of beginning point of beginning; thence North 07°23'00" West to the true point of beginning.



200706010101
Skagit County Auditor

6/1/2007 Page

2 of

4 12:13PM

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:

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:

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 by underground service exclusively.



200706010101
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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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