

When recorded return to:

Mr. and Mrs. Jordan E. Sneva
12100 Jacqueline Drive
Burlington, WA 98233

Recorded at the request of:
Guardian NorthWest Title & Escrow
File Number: B92582



200708310147
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS Brandon D. Hansen and Alice S. Hansen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jordan Sneva and Mindy E. Sneva, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 16, "CEDAR DOWNS"

GUARDIAN NORTHWEST TITLE CO.
B92582E-1

Tax Parcel Number(s): P104910, 4616-000-016-0005

Lot 16, "CEDAR DOWNS", as per plat recorded in Volume 15 of Plats, page 121, records of Skagit County, Washington.

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

Dated 8/30/07

Brandon D. Hansen
Brandon D. Hansen

4166
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Alice S. Hansen
Alice S. Hansen

AUG 31 2007

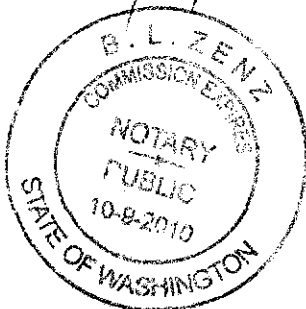
Amount paid to
Skagit County Treasurer:
By: Sp Deputy

5665.40

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brandon D. Hansen and Alice S. Hansen, 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: 8/30/07



B. L. Zenz
B. L. Zenz

Notary Public in and for the State of
Residing at Burlington

Washington

My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 2, 1993
Recorded: June 10, 1993
Auditor's No: 9306100041
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

Easement No. 1 - All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above-described property. (When said streets and roads 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 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.

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

Plat/Subdivision Name: Cedar Downs
Recorded: November 24, 1993
Auditor's No: 9311240083

Said matters include but are not limited to the following:

1. "Know all men by these presents that we, the undersigned owners in the fee simple or contract purchaser and/or mortgage holder of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever, all roads and ways, except private and corporate roads, shown hereon with the right 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 shall be done by and at the expense of such owner.



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(2) An easement is hereby reserved for and granted to Puget Power; G.T.E. Telephone Company; TCI Cable TV; and for Cascade Natural Gas, and their respective successors and assigns, under and upon the exterior 10 feet parallel with and adjoining street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, mains, cable and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, television and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition by the utility. No lines or wires for the transmission of electric current, telephone or cable television shall be placed or permitted to be placed upon any lot unless the same shall be underground or in conduit attached to a building.

Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear lot lines for purposes of utilities and private drainage.

Water Pipeline Easement: Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on the plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also the right to cut and/or trim all brush, timber, trees or growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

3. Water - P.U.D. No. 1
4. Sewage - City of Burlington Public Sewer System
5. Drainage and Flood Control Easement affecting a 5-foot perimeter of said lot, except for a portion abutting Jacqueline Lane.
6. Building setbacks as delineated on the face of said Plat.
7. Easement for P.U.D. #1 (utility) affecting the Northwest 10 feet of Lot 12 and the Southeasterly 10 feet of Lot 13.



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C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 10, 1993
Recorded: November 24, 1993
Auditor's No: 9311240084
Executed by: Larry Reichert; Darrell Erwin and Dan Lungren

Said covenants were amended by Auditor's File No. 9406020108.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Recorded: November 10, 1994
Auditor's No: 9411100004

D. Terms, conditions and provisions of the By-Laws of Cedar Downs Homeowner's Association recorded under Auditor's File No. 9311240085.

E. Affect of Memorandum recorded under Auditor's File No. 9411070081, whereby the name of Jacqueline Drive as shown on the face of said Plat, was changed to Jacqueline Lane.



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