



200710240095
Skagit County Auditor

10/24/2007 Page 1 of 4 4:00PM

WHEN RECORDED RETURN TO
THOMAS L. DANIELS
46193 BAKER DRIVE
CONCRETE, WASHINGTON 98237

CHICAGO TITLE CO. 1C43817



CHICAGO TITLE INSURANCE COMPANY

5111068

STATUTORY WARRANTY DEED

THE GRANTOR(S)

D.B. JOHNSON CONSTRUCTION, INC., A WASHINGTON CORPORATION

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
THOMAS L. DANIELS AND SHEENA L. DANIELS, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:

TRACT 153, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF
PLATS, PAGES 48 THROUGH 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITAUITE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

4979
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 24 2007

TRACT 153 CEDARGROVE ON THE SKAGIT

Amount Paid \$ 3030.11
Skagit Co. Treasurer
By *nam* Deputy

Tax Account Number(s): 3877-000-153-0009/P64225

Dated: OCTOBER 22, 2007

D.B. JOHNSON CONSTRUCTION, INC.

Marie English
BY: MARIE K. ENGLISH, MANAGER

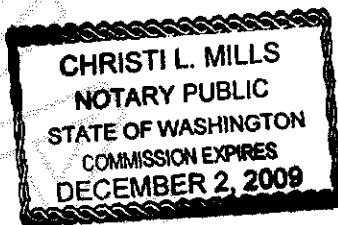
LPB10/KLC/052006

STATE OF WASHINGTON COUNTY OF SNOHOMISH
ON THIS 23 DAY OF OCTOBER 2007, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED MARIE K. ENGLISH TO ME KNOWN TO BE THE
MANAGER OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND
DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED,
AND ON OATH STATE THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID
INSTRUMENT AND THAT THE SEAL AFFIXED THERETO (IF ANY) IS THE CORPORATE
SEAL OF SAID CORPORATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Christi L. Mills
NOTARY SIGNATURE

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Arlington
MY COMMISSION EXPIRES 12/2/09



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Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005111068

SUBJECT TO: ALL FUTURE PROPERTY TAXES AND

Liability to future assessments, if any, levied by Cedargrove Maintenance Company.

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.

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.

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.

EXHIBIT3/RDA/0999



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EXHIBIT A
(continued)

Escrow No.: 5111068

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: July 22, 1976
Auditor's No(s): 837484, records of Skagit County, Washington
Executed By: Skagit River Development Co.
As Follows: Use of said property for residential purposes only

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

Recorded: August 24, 1994
Auditor's No(s): 9408240092, records of Skagit County, Washington
Imposed By: Cedargrove Maintenance Company

Said instrument is a re-recording of instrument (s);

Recorded: April 14, 1994
Auditor's File No(s): 9404140020, records of Skagit County, Washington

AMENDED by instrument:

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

Affect, if any, of document entitled Plat Lot of Record Certification, recorded September 6, 2006 under Auditor's File No. 200609060088, records of Skagit County, Washington.

Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;

Recorded: February 9, 2007
Auditor's No(s): 200702090183, records of Skagit County, Washington

exhibitc/rlm/121196



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