



200903160138  
Skagit County Auditor

3/16/2009 Page 1 of 4 3:21PM

AFTER RECORDING RETURN DOCUMENT TO:

YOUNGQUIST & BETZ  
Attorneys at Law  
904 South Third Street  
Mount Vernon, WA 98273

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**GRANTOR(S):** Cedar Hills Development, LLC, a Washington Limited Liability Company  
**GRANTEE(S):** Ernest E. White and Judith A. White, husband and wife  
**ABBREV. Leg.** W ½ of SW ¼ Sec.28, Twp. 34 N, R4EWM  
**Tax Parcel Nos.** P28036

**QUIT CLAIM DEED  
(LANDSCAPING LICENSE)**

**THE GRANTOR, GREGG DAVIDSON, Managing Member of CEDAR HILLS DEVELOPMENT, LLC, a Washington Limited Liability Company,** for and in consideration of GRANTEE's forbearance from instituting a quiet title action, and covenants contained herein, conveys and quit claims to **ERNEST E. WHITE and JUDITH A. WHITE, husband and wife,** interest in the following-described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

An exclusive Landscaping License (to Grantees only) over, under and across a portion of the West ½ of the Southwest ¼ of Section 28, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 4, "Plat of Cedar Hills No. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;

Thence South 1°17'17" West on a Southerly projection of the East line of said Lot 4 for a distance of 16.31 feet;

Thence South 89°07'00" West parallel with the South line of said Lot 4 for a distance of 47.00 feet to the TRUE POINT OF BEGINNING;

Thence continue South 89°07'00" West for a distance of 51.00 feet, more or less, to a point bearing South 1°17'17" West from the Southwest corner of said Lot 5;

Thence North 1°17'17" East for a distance of 16.31 feet, more or less, to said Southwest corner of Lot 5;

Thence South 55°46'21" West for a distance of 27.62 feet;  
Thence South 3°59'57" East for a distance of 21.00 feet;  
Thence South 83°06'01" East for a distance of 60.00 feet, more or less, to a point  
bearing South 23°48'57" West from the TRUE POINT OF BEGINNING;  
Thence North 23°East for a distance of 30.79 feet, more or less, to the TRUE  
POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions,  
covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

(See attached Exhibit B for diagram showing Landscaping License Area)

SUBJECT TO the following terms, covenants and conditions:

1) Grantees agree to keep the subject Landscaping License Area in good condition  
and free from noxious weeds and chemicals, and, in the event Grantees no longer  
desire to do same, Grantees shall return the area to its natural state, including the  
removal of all plants and flora that are/were not native to the "Landscaping Area"  
and surrounding real property.

2) Grantees agree to pay, be responsible for, indemnify, hold harmless and defend  
Grantors, their heirs, successors and assigns from and against any and all liability  
claims, demands, actions or suits, of whatsoever kind or character, arising or  
resulting from, or in any way connected with Grantees use of "Landscaping License  
Area," and the work/use conducted thereon by Grantees, their agents, employees,  
subcontractors, or invitees; or the failure of Grantees to comply with any applicable  
permits, licenses, laws or regulations.

DATED this 16<sup>th</sup> day of MARCH, 2009.

**CEDAR HILLS DEVELOPMENT, LLC, a  
Washington Limited Liability Company**

By   
**GREGG DAVIDSON, Managing Member**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 16 2009

Amount: Paid ☒  
Skagit Co. Treasurer  
By MF Deputy

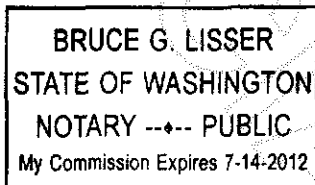


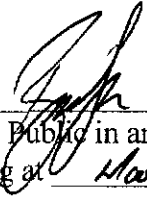
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STATE OF WASHINGTON )  
: SS  
COUNTY OF SKAGIT )

On this 16<sup>th</sup> day of MARCH, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **GREGG DAVIDSON**, to me known to be the Managing Member of **CEDAR HILLS DEVELOPMENT, LLC**, the LLC that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said LLC, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

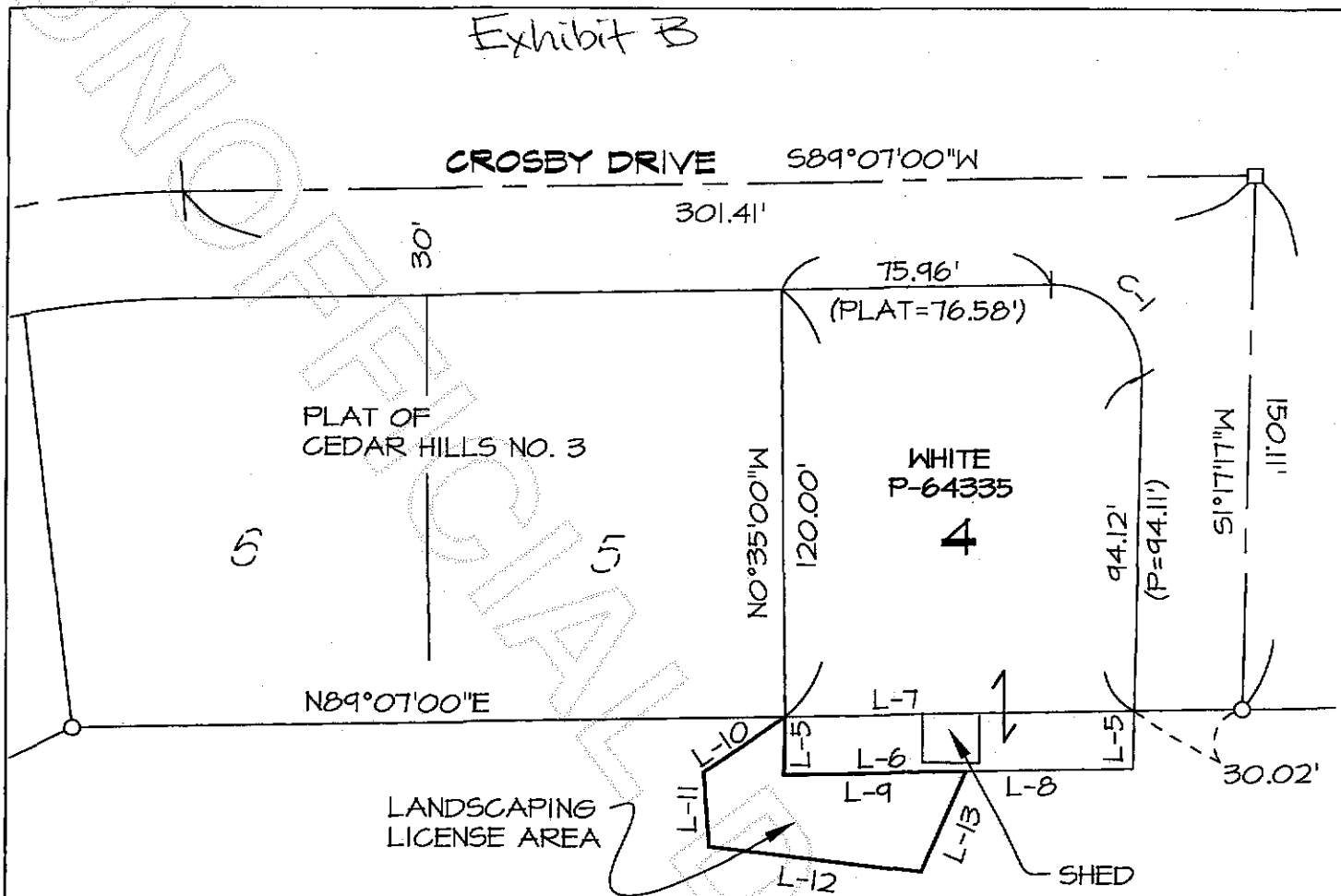
GIVEN under my hand and official seal this 13<sup>th</sup> day of MARCH, 2009.



  
Notary Public in and for the State of Washington,  
residing at Moss Valley



# Exhibit B

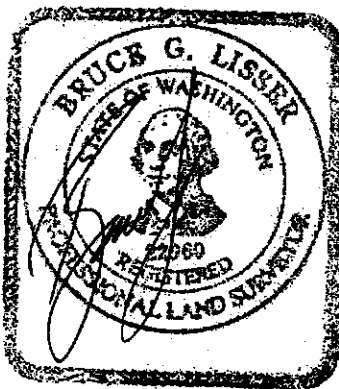


## LINE TABLE

NUM	BEARING	DISTANCE
L-5	$N1^{\circ}17'17''E$	16.31'
L-6	$N89^{\circ}07'00''E$	98.00'
L-7	$N89^{\circ}07'00''E$	98.00'
L-8	$N89^{\circ}07'00''E$	47.00'
L-9	$N89^{\circ}07'00''E$	51.00'
L-10	$S55^{\circ}46'21''W$	27.62'
L-11	$S3^{\circ}59'57''E$	21.00'
L-12	$S83^{\circ}06'01''E$	60.00'
L-13	$N23^{\circ}48'57''E$	30.79'

ROS AF NO. 200802190198

HILL ET AL  
P-28036



0 25 50  
SCALE: 1" = 50'

**LISSE & ASSOCIATES, PLLC**  
SURVEYING & LAND-USE CONSULTATION  
320 MILWAUKEE STREET  
MOUNT VERNON, WA 98273  
360-419-7442

JOB NO. 07-055

LANDSCAPING LICENSE AREA  
SECTION 28, T. 34 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: ERNEST WHITE



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