



200910150006
Skagit County Auditor

10/15/2009 Page 1 of 3 9:26AM

When recorded return to:

DEWEY L. GALLAHAR and BEVERLY B. GALLAHAR
211 150TH ST SE
LYNNWOOD, WA 98087

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 18614
Title Order No.: 620006077 ✓

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

DEWEY L. GALLAHAR and BEVERLY B. GALLAHAR, Husband and Wife

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

LOT 60, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4917-000-060-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: OCTOBER 2, 2009

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

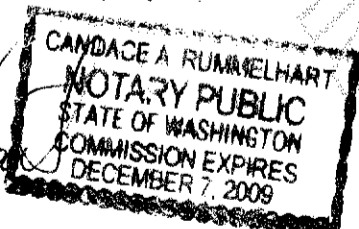
BY: Marie English
MARIE ENGLISH, Manager

STATE OF Washington) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of D.B. JOHNSON CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 02 day of October, 2009.

Candace A. Rummelhart
CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/09



3162
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
OCT 15 2009
Amount Paid \$ 4188.00
By mm Skagit Co. Treasurer Deputy

EXHIBIT A

1. **Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;**
Recorded: August 31, 1987
Auditor's No(s): 8708310002, records of Skagit County, Washington
Affects: West 165 feet of the North 528 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

2. **Agreement, including the terms and conditions thereof; entered into;**
By: Arnold P. Libby
And Between: AAA Mechanical Cont.
Recorded: December 9, 1998
Auditor's No.: 9812090103, records of Skagit County, Washington
Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

3. **Agreement, including the terms and conditions thereof; entered into;**
By: Lee M. Utke, Grantor
And Between: Cedar Heights, LLC, Grantee
Recorded: November 22, 2005
Auditor's No.: 200511220026, records of Skagit County, Washington
As Follows: Grantee agrees to pay all costs associated to plat the new subdivision, including sewer hookup fees for existing house. Grantee agrees that Grantor's existing house shall have a storm drain connection. Grantee agrees, if overhead lines to existing house are required to be relocated, it will be at Grantee's expense.

4. **Easement, including the terms and conditions thereof, granted by instrument(s);**
Recorded: May 22, 2006
Auditor's No(s): 200605220165, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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 open spaces located within the above described property being parallel to and coincident with the boundaries of a public/private street and road rights-of-way.

5. **Easement, including the terms and conditions thereof, granted by instrument(s);**
Recorded: May 22, 2006
Auditor's No(s): 200605220165, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

6. **Easement contained in Dedication of said plat;**
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads



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7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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 such covenant or restriction is permitted by applicable law;

Recorded: January 19, 2007

Auditor's No(s): 200701190117, records of Skagit County, Washington

Executed By: Cedar Heights LLC

AMENDED by instrument(s):

Recorded: May 23, 2007; January 11, 2008

Auditor's No(s): 200705230184; 200801110076, records of Skagit County, Washington

8. Easement delineated on the face of said plat;
For: Utilities and sidewalk
Affects: The exterior 12 feet adjacent to street
9. Tree installation details as delineated on the face of said plat.
10. Covered Area details as delineated on the face of said plat.
11. PUD Utility Easement provisions contained on the face of said plat.
12. Private Drainage and Sewer Easement provisions contained on the face of said plat.
13. Storm Pond and Drainage Easement to City of Mount Vernon provisions contained on the face of said plat.
14. Utilities, Sidewalk and Public Train Easement provisions contained on the face of said plat.
15. Notes contained on the face of the plat.
16. Shrub installation detail disclosed on the face of said plat.
17. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 19, 2007
Auditor's No(s): 200701190117, records of Skagit County, Washington
Imposed By: Cedar Heights PUD No. 1 Homeowners Association
- AMENDED by instrument(s):
Recorded: May 23, 2007; June 20, 2007
Auditor's No(s): 200705230184; 200706200115; 200801110076, records of Skagit County, Washington
18. Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;
Recorded: January 19, 2007
Auditor's No(s): 200701190118, records of Skagit County, Washington



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