



200911230121

Skagit County Auditor

11/23/2009 Page

1 of

4 3:41PM

When recorded return to:

ADAM J. RUCKMAN and COURTNEY ELIZABETH
RUCKMAN
810 DALLAS STREET
MOUNT VERNON, WA 98273

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 18686

Title Order No.: 620006919 ✓

THE GRANTOR(S)

ENCORE HOMES, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in
hand paid, conveys, and warrants to

JOSEPH

ADAM ~~X~~ RUCKMAN and COURTNEY ELIZABETH RUCKMAN, Husband and Wife

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

LOT 164, CEDAR HEIGHTS PUD¹ PHASE 2, ACCORDING TO THE PLAT THEREOF,
RECORDED MAY 31, 2007 UNDER AUDITOR'S FILE NO. 200705310138, RECORDS OF
SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4929-000-164-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: NOVEMBER 23, 2009

ENCORE HOMES, 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 ENCORE HOMES, INC.
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

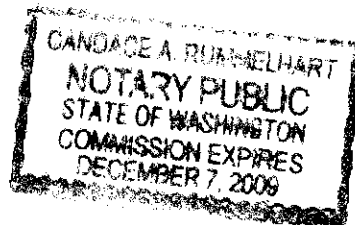
Dated: 23rd of November, 2009

CANDACE A. RUMMELHART

Notary Public in and for the State of Washington

residing at LAKE STEVENS

My Commission Expires: 12/07/09



36d0
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 23 2009

Amount Paid \$ 3653.82
By MF 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. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;
Recorded: July 11, 2006
Auditor's No(s): 200607110067, records of Skagit County, Washington
Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
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:

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 off and 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 ll private/public street and road rights-of-way.
6. 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



200911230121

Skagit County Auditor

7. 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
8. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;
Recorded: July 11, 2006
Auditor's No(s): 200607110067, records of Skagit County, Washington
Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220169, 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.
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220170, 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.
11. 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 said 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, June 20, 2007, and January 11, 2008
Auditor's No(s): 200705230184, 200706200115, and 200801110076, records of Skagit County, Washington
12. Easement delineated on the face of said plat;
For: Utilities and sidewalk
Affects: The exterior portion of all lots adjacent to streets or alleys
13. PUD Utility Easement provisions contained on the face of said plat.
14. Private Drainage and Sewer Easement provisions contained on the face of said plat.
15. Storm Pond and Drainage Easement to City of Mount Vernon provisions contained on the face of said plat.
16. Utilities, Sidewalk and Public Trail Easement provisions contained on the face of said plat.
17. Recitals contained on the face of the plat.



200911230121
Skagit County Auditor

18. 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 and May 31, 2007
Auditor's No(s): 200701190117 and 200705310139, records of Skagit County, Washington
Imposed By: Cedar Heights PUD No. 1 Homeowners Association
19. 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
20. 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 a covenant or restriction is permitted by applicable law;
Recorded: May 31, 2007
Auditor's No(s): 200705310139, records of Skagit County, Washington
Executed By: Cedar Heights, LLC

AMENDED by instrument(s):

Recorded: June 20, 2007 and January 11, 2008
Auditor's No(s): 200706200116 and 200801110076, records of Skagit County, Washington



200911230121
Skagit County Auditor