



201006100119

Skagit County Auditor

6/10/2010 Page

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4 2:37PM

When recorded return to:

JOSEPH C. SPARKS
168 Dallas Street
Mount Vernon, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 18941

Title Order No.: 620010733 ✓

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 C. SPARKS, single man

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

LOT 6, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

Tax Parcel Number(s): 4917 000 006 0000

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: JUNE 9, 2010

ENCORE HOMES, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH, MANAGER

STATE OF Washington

) ss.

COUNTY OF Skagit

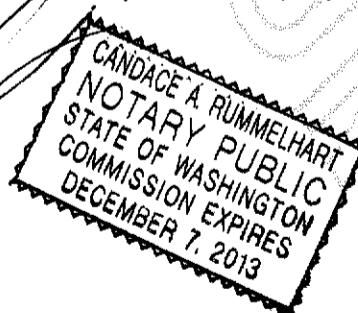
I certify that I know or have satisfactory evidence that MARIE ENGLISH is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the MANAGER of ENCORE HOMES, INC. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10th day of June, 2010

Candace A. Rummelhart
CANDACE A. RUMMELHART

Notary Public in and for the State of Washington
residing at LAKE STEVENS

My Commission Expires: 12/07/13



SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 10 2010

Amount Paid \$
Skagit County Treasurer
By: CD Deputy

1710
2475.82

EXHIBIT A

PARCEL A:

Lot 6, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, according to the Plat thereof recorded January 19, 2007, under Auditor's File No. 200701190116, records of Skagit County, Washington.

PARCEL B:

An easement for ingress and egress as delineated on the face of 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.

SUBJECT TO:

Mound Fill System Installation Conditional Agreement;

Recording Date: August 31, 1987
Recording No.: 8708310002

Agreement;

By and between: Lee M. Utke and Cedar Heights, LLC
Recording Date: November 22, 2005
Recording No.: 200511220026

Agreement;

By and between: Arnold P. Libby and AAA Mechanical Cont.
Recording Date: December 9, 1998
Recording No.: 9812090103

Notice of Interest in Real Property

Recording Date: July 11, 2006
Recording No.: 200607110067

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220165
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 all private/public street and road rights-of-way.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220165
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.



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Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth in the document

Recording Date: January 19, 2007
Recording No.: 200701190117

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 2007, June 20, 2007 and January 11, 2008
Recording No.: 200705230184, 200706200115, and 200801110076

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Utilities and sidewalk
Affects: The exterior 7 feet adjacent to street

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on Cedar Heights PUD, Phase 1;

Recording No: 200701190116

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cedar Heights PUD No. 1 Homeowners Association
Recording Date: January 19, 2007
Recording No.: 200701190117

Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;

Recording Date: January 19, 2007
Recording No.: 200701190118

Skagit County Right to Farm Disclosure;

Recording Date: November 19, 2007
Recording No.: 200711190144

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Ingress, egress, and utilities
Affects: The Northerly 13 feet of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Private Drainage
Affects: Southerly 5 feet of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220169
Affects:



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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 all private/public street and road rights-of-way.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220170
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.



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