



201110110114
Skagit County Auditor

10/11/2011 Page 1 of 3 3:56PM

Parcel No.: P125820, P125821, P126277 – P126285
Legal Desc.: Trs. A & B, Cedar Heights PUD/Ph.1; Trs. C-K, Cedar Heights PUD/Ph.2

QUIT CLAIM DEED

THE GRANTOR, Cedar Heights, LLC, a Washington limited liability company, for and in consideration of NO MONETARY CONSIDERATION, in compliance with plat requirements, conveys and quit claims to Cedar Heights Homeowners Association, a Washington non-profit corporation, **THE GRANTEEES**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

As attached hereto as Exhibit "A"

DATED this 8th day of September, 2011.


Cedar Heights, LLC

By: Joseph D. Woodmansee
Its: Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113069
OCT 11 2011

Amount Paid \$0
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON

}
}
} ss
}
}

County of Skagit

I hereby certify that I know or have satisfactory evidence that **Joseph D. Woodmansee** is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Cedar Heights, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 8th day of September, 2011.


Notary Public in and for the State of Washington, residing
at MOUNT VERNON

My appointment expires

7-14-12

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2012



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LISSE & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

September 7, 2011

**Legal Description for Open Space Conveyance from Cedar Heights, LLC
to Cedar Heights Homeowners Association**

Open Space Tract "A" and Open Space Tract "B" as shown on the face of the "Plat of Cedar Heights PUD 1/Phase 1" recorded under Skagit County Auditor's File No. 200701190116;

TOGETHER WITH Open Space Tracts C, D, E, F, G, H, I, J, and K as shown on the face of the "Plat of Cedar Heights PUD 1/Phase 2" recorded under Skagit County Auditor's File No. 200705310138.

Grantor/Developer reserves the rights for ingress, egress, construction and maintenance within said Open Space Tract "A", "Plat of Cedar Heights PUD 1/Phase 1" for any and all activities relating to wetland mitigation, storm water facility and any other activities that may be required by local, state and federal agencies to comply with the conditions relating to the approval of Cedar Heights PUD No. 1 and Cedar Heights PUD No. 2 to the east.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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