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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 GRANTEES, 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
20/13069
OCT 11 2011

Skagit Co. Treasurer

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STATE OF WASHINGTON	}
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County of Skapit	į

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.

	20			
Dated this	8	day of	September,	2011

Notary Public in and for the State of Washington, residing at Mount Velyon

My appointment expires

7-14-12

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

LISSER & 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

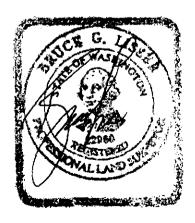
Open Space Tract "A" and Open Space Tract "B" as shown on the face of the "Plat of Cedar Heights PUD 1/Phase 1" recorded under Skagit County Auditor's File No. 200701190116:

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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