



201209240156

Skagit County Auditor

When recorded return to:

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JAMES MICHAEL KIRK and MELISSA SUE KIRK
117 DALLAS STREET
MOUNT VERNON, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 19842

Title Order No.: 620016599 ✓

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

JAMES MICHAEL KIRK and MELISSA SUE KIRK, Husband and Wife

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

LOT 92, 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.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4917-000-092-0000

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

Dated: SEPTEMBER 21, 2012

ENCORE HOMES, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123000
SEP 24 2012

Amount Paid \$ 3475.82
Skagit Co. Treasurer
By nam Deputy

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: 25th day of September, 2012.

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

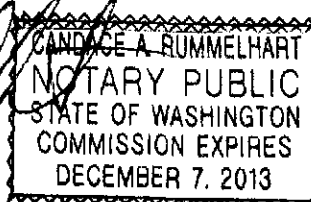


EXHIBIT A

Mound Fill System Installation Conditional Agreement

Recording Date: August 31, 1987

Recording No.: 8708310002

Agreement:

Executed by: Arnold P. Libby

And Between: AAA Mechanical Cont.

Recording Date: December 9, 1998

Recording No.: 9812090103

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

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.

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

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

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.

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 and June 20, 2007; January 11, 2008

Auditor's No(s): 200705230184; 200706200115; 200801110076, records of Skagit County, Washington



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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 PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1:

Recording No: 200701190116

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):

Recording Date: January 11, 2008

Recording No: 200801110076

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

Recording Date: January 19, 2007

Recording No: 200701190118



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