

WHEN RECORDED RETURN TO:

R. Michael Kight
Newton + Kight L.L.P.
P. O. Box 79
Everett, WA 98206



200306090303
Skagit County Auditor

6/9/2003 Page 1 of 2 4:04PM

STATUTORY WARRANTY DEED

THE GRANTOR, HENRY T. NEWTON, as Trustee of the Newton Kight Retirement Trust, for and in consideration of ten and no/100 dollars, in hand paid, conveys and warrants to **THEODORE P. HOVANEK III**, the following described real estate, situated in the County of Skagit, State of Washington.

LOT 89, "CEDARGROVE ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.


Subject to: P.U.D. No. 1 assessment, with annual installments; reservation of 50% of minerals in favor of Federal Land Bank of Spokane; rights granted to the public in the dedication of the plat relating to roads and drainage; restrictions contained on face of plat concerning 5-foot easement for utilities, septic tanks and drain fields, building restrictions, 40-foot easement for flood protection purposes and set-back lines; charges and assessments as provided in Articles of Incorporation and Bylaws of Cedar Grove Maintenance Co., together with remedies as provided therein; use of property for residential purposes only; questions that may arise from shifting of the Skagit River; articles and bylaws of Cedar Grove Maintenance Company, Auditor's file numbers 9404140020, 9408240092, 9511020058, 9702120073, 9906160085 and 200206060084, and any amendments thereto; last 1/2 2003 real estate taxes.

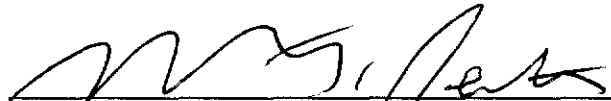
Tax Account No. 3877-000-089-0008/P64154

DATED: June 9, 2003.

2798
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 09 2003

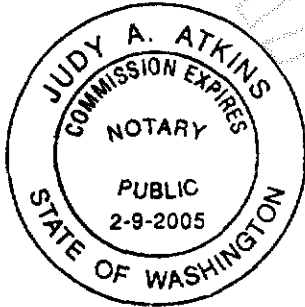
Amount Paid \$ 933³⁰
Skagit Co. Treasurer
By  Deputy

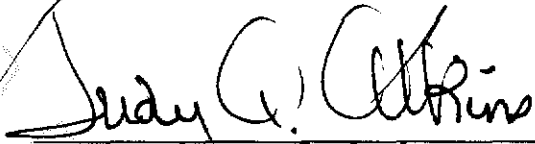

HENRY T. NEWTON, Trustee of the Newton
Kight Retirement Trust

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this 9 day of June, 2003, HENRY T. NEWTON, before, me, the undersigned, a Notary Public in and for the State of Washington, personally appeared to me known to be the Trustee of the Newton Kight Retirement Trust that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

Witness my hand and official seal hereto affixed the day and year first above written.




Print Name: Judy A. Atkins
NOTARY PUBLIC in and for the State of Washington.
My Appointment Expires: 2/9/05