

AFTER RECORDING MAIL TO:

TROY D. VANDERSHULE
7655 CEDAR PARK
CONCRETE, WA 98237



200503310161

Skagit County Auditor

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CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 15403
Title Order No.: IC34193 ✓

THE GRANTOR(S)

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

for and in consideration of TEN DOOLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

TROY D. VANDERSHULE, A Married Person As His Separate Estate

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

LOT 13, CEDAR PARK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 200206050104, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4795 000 013 0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: MARCH 24, 2005

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH, Manager

1504
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2005

Amount Paid \$ 2864.91
Skagit Co. Treasurer
By JP 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 D.B. JOHNSON CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 25th day of March, 2005.

Robert M. Livesay
ROBERT M. LIVESAY
Notary Public in and for the State of Washington
residing at MARYSVILLE
My Commission Expires: 06/09/05

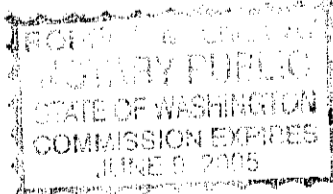


EXHIBIT A

Notes on the face of the Plat as follows:

- A. Zoning – Residential – 5,000 S.F. minimum
- B. Domestic Water – Public Water
- C. Sanitation – Public Sewer
- D. Total Project Area – 436,482 S.F.
- E. There shall be no private driveway access from Concrete-Sauk Valley Road.

Restrictions on the face of the plat as follows:

A native growth protection area has been established to project steep slopes on this property. No construction, clearing, or other disturbance shall occur on the site within this area.

Private property owners are required to design and install an onsite dry well system for the infiltration of roof and surface drainage. The system shall be designed for a 100-year storm Western Washington shall be used for design criteria.

Agreement and Assessment, including the terms and conditions thereof; entered into;

By: D.B. Johnson Construction, Inc. and future lot owners
And Between: Local Infrastructure Recovery, LLC
Recorded: December 30, 2004
Auditor's No.: 200412300156, records of Skagit County, Washington
Providing: Mitigation/Infrastructure Cost Recovery Contract – Concrete No. 112
For: Impact Fees
Amount: \$5,100.00

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 17, 2001
Auditor's No.: 200109170157, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

Affects:

Easement No. 1: All streets and road right-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 No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (FIVE) foot perimeter of all grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

10 foot drainage and utility easement shown on the face of the Plat:

Affects: North 10 ft of Lots 3, 4, 5, 6, 10, 11, 14 and 15, The East 10 ft of Lots 6, 7, 9, 15 and 17, The West 10 ft of Lots 14, 13 and 12.



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