



200508120086
Skagit County Auditor

8/12/2005 Page 1 of 2 11:37AM

AFTER RECORDING MAIL TO:

EARL A. DYER, III
45058 CEDAR ST
CONCRETE, WA 98237

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 15785
Title Order No.: IC36041 ✓

THE GRANTOR(S)

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

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

EARL A. DYER, III, A Single Person and DAPHNE W. KULLOS, A Single Person

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

LOT 4, CEDAR PARK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 5, 2002, UNDER AUDITOR'S FILE NO. 200206050104, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4795-000-004-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: AUGUST 9, 2005

4347
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

BY: *David B. Johnson*
DAVID B. JOHNSON, President

AUG 12 2005
Amount Paid \$ 3098.11
Skagit Co. Treasurer
By *DR* Deputy

STATE OF Washington
) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that DAVID B. JOHNSON is the person who 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 President 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: 10TH day of August, 2005.

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

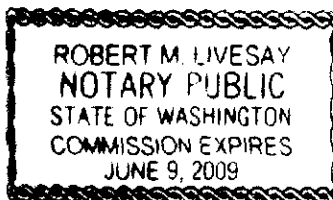


EXHIBIT "A"

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 protect 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.

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: The North 10 feet of Lot 4

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

By: D.B. Johnson Construction, Inc. and future lot owners, assigns, heirs and successor in interest

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



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