

AFTER RECORDING MAIL TO:  
Thomas Hamer  
19997 Highway 9  
Mount Vernon, WA 98274



200508180113  
Skagit County Auditor

8/18/2005 Page 1 of 2 3:43PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01510-05

### Statutory Warranty Deed

CHICAGO TITLE IC35944 ✓

Grantor(s): D.B. Johnson Construction, Inc.  
Grantee(s): Thomas E Hamer and Christine A. Hamer  
Abbreviated Legal:  
Lt 14, Cedar Park Plat  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4795-000-014-0000 (P119227)

THE GRANTOR 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 Thomas E Hamer and Christine A. Hamer, Husband and Wife estate the following described real estate, situated in the County of Skagit, State of Washington

Lot 14, 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.  
SUBJECT TO: See attached Schedule B-001

# 4486  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 18 2005

Dated August 12, 2005

Amount Paid \$ 2675.00  
Skagit Co. Treasurer  
By Deputy

D.B. Johnson Construction, Inc.

Marie English  
By: ~~David B Johnson~~ President  
Marie English, Manager

By: Erin Johnson, Secretary

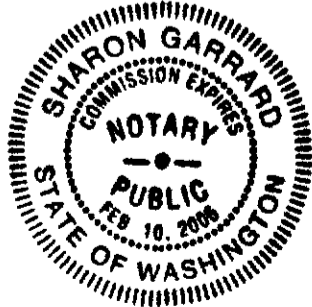
STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Marie English

~~is/are~~ the person(s) who appeared before me and said person(s) acknowledged that ~~he/she/they~~  ~~is/are~~ authorized to execute the instrument and acknowledge it as the Manager of D.B. Johnson Construction, Inc.

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
Dated: August 15, 2005

Sharon Jarral



Notary Public in and for the State of Washington  
Residing at Cedar Harbor  
My appointment expires: 2-10-2008

**SCHEDULE B-001**

1. 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.

2. 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.

3. 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.

4. 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.

**- END OF SCHEDULE B-001 -**



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