



200610060075  
Skagit County Auditor

10/6/2006 Page 1 of 3 11:30AM

When recorded return to:

D.B. JOHNSON CONSTRUCTION, INC., A  
Washington Corporation  
1801 GROVE UNIT B  
MARYSVILLE, WA 98270

**CHICAGO TITLE CO.**

**STATUTORY WARRANTY DEED**

Escrow No.: 16639  
Title Order No.: IC39911 ✓

THE GRANTOR(S)

THEO INVESTMENTS, LLC., A Washington Limited Liability Corporation

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

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

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

LOTS 79 AND 80, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 9 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 3877-000-079-0000 and 3877-000-080-0007

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: OCTOBER 3, 2006

THEO INVESTMENTS, LLC., A Washington Limited Liability Corporation

BY: George Theodoratus, member  
GEORGE THEODORATUS, Member

By: Lois M Theodoratus, member  
LOIS M. THEODORATUS, Member

# 5204  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 06 2006

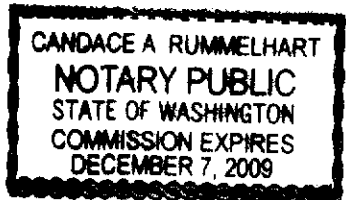
Amount Paid \$ 1215.40  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that GEORGE THEODORATUS and LOIS M. THEODORATUS are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Members of THEO INVESTMENTS, LLC. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated 5th day of October, 2006.  
Candace A. Rummelhart

CANDACE A. RUMMELHART  
Notary Public in and for the State of Washington  
residing at LAKE STEVENS  
My Commission Expires: 12/07/09



**EXHIBIT A**

Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Restrictions contained on the face of said plat.

- A. All lots shall be subject to an easement 5 feet in width, parallel with and adjacent to all lot lines for purposes of utilities and drainage.
- B. Septic tanks and drainfields shall not be constructed Northerly of a line 75 feet Southerly of the 185 feet contour (U.S.G.S.M.S) on Lots 18 through 50 as shown on the face of this plat.
- C. No building, structure or fill shall be constructed below the 185 foot contour (U.S.G.S.M.S.L) on Lots 18 through 50.
- D. An easement 40 feet in width parallel with, adjacent to and above the lots mean high water line is reserved for flood protection purposes on Lots 18 through 50.
- E. Minimum building and accessory structure setback lines as specified by Skagit County shall be adhered to on all lots in this plats.

Provision contained on the face of the plat of "Cedargrove on the Skagit", as follows:

Skagit County shall not be responsible for flood control improvements. A forty foot (40') flood control easement shall be established and maintained on all waterfront lots, with ingress and egress rights for flood control purposes. The 40 foot easement is as measured from the mean high water lines.

Covenants, conditions, and restrictions contained in instrument(s), 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: August 26, 1969  
Auditor's No(s): 814270, records of Skagit County, Washington  
Executed By: Skagit River Development Company  
As Follows: Use of said property for residential purposes only

Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: April 17, 1967  
Auditor's No.: 697531, records of Skagit County, Washington  
Executed By: James T. Ovenell and Mary Ovenell, husband and wife  
As Follows: The seller reserves the right for a period of two years from date of this contract to remove any timber from the land. Purchaser may enter into possession two years from the date of this contract.

Restrictions contained on the face of said plat, 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;



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**Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);**

**Recorded:** April 14, 1994

**Auditor's No(s):** 9404140020, records of Skagit County, Washington

**Imposed By:** Cedargrove Maintenance Company

**AMENDED by instrument(s):**

**Recorded:** November 2, 1995 and February 12, 1997

**Auditor's No(s):** 9511020058 and 9702120073, records of Skagit County, Washington

**Assessments and connection charges for Local Utility District No. 10, as established by Public Utility District No. 1 of Skagit County, as disclosed by instrument**

**Recorded:** July 16, 1992

**Auditor's No.:** 9207160066, records of Skagit County, Washington

**Dues, charges and assessments, if any, levied by Cedar Grove Maintenance Company.**



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