

AFTER RECORDING MAIL TO:

RYAN R. HARP and MEGAN S. HARP
7652 SOUTH PARK AVENUE
CONCRETE, WA 98237



200703300027
Skagit County Auditor

3/30/2007 Page 1 of 2 9:51AM

STATUTORY WARRANTY DEED

Escrow No. 070219
Title Order No. 90870

FIRST AMERICAN TITLE CO.
90870-1

THE GRANTOR(S) RONALD L. QUEEN and DANIELLE QUEEN, HUSBAND AND WIFE

for and in consideration of Ten Dollars and other good and valuable consideration
in hand paid, conveys, and warrants to RYAN R. HARP and MEGAN S. HARP, HUSBAND AND WIFE
the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT 16, "CEDAR PARK PLAT", ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE
NO. 200206050104, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Abbreviated Legal: LOT 16, "CEDAR PARK PLAT"

Tax Parcel Number(s): 4795-000-016-0000, P119229

Subject to easments, restrictions, reservations, covenants and conditions of record as shown on
attached Exhibit "A" and by this reference made a part hereof.

Dated: March 17, 2007

1429
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Ronald L. Queen
RONALD L. QUEEN

MAR 30 2007

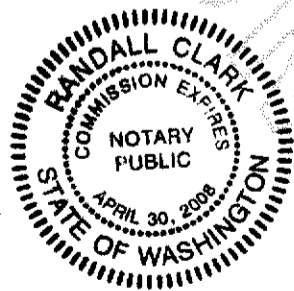
Danielle Queen
DANIELLE QUEEN

Amount Paid \$ 2648.30
By [Signature] Deputy
Skagit Co. Treasurer

STATE OF Washington)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that RONALD L. QUEEN and DANIELLE QUEEN is/are
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this
instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: 3-24-07
Randall Clark



Notary Public in and for the State of Washington
residing at:
My Commission Expires:

EXHIBIT "A"

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: September 17, 2001
Auditor's No.: 200109170157
In favor of: Puget Sound Power & Light Company
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-ways.

Easement No. 3: All areas located within a 10 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 foot perimeter of all grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cedar Park Plat
Recorded: June 5, 2002
Auditor's No.: 200206050104

Said matters include but are not limited to the following:

1. Domestic Water – Public Water.
2. Sanitation – Public Sewer .
3. Total Project Area – 436,482 S.F.
4. There shall be no private driveway access from Concrete-Sauk Valley Road.
5. 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.
6. 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.
7. Ten (10) foot drainage and utility easement shown on the face of the Plat:

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



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