

When recorded return to:

Mr. Robert A. Dileo, Sr., Mr. and Mrs. Michael A. Dileo  
7639 Cedar Park  
Concrete, WA 98237



200709130100  
Skagit County Auditor

9/13/2007 Page 1 of 3 3:35PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 01-03059-07

Grantor: Investment Resources Limited Partnership, a Nevada limited partnership  
Grantee: Robert A. Dileo, Sr., Michael A. Dileo and Valerie J. Dileo

Tax Parcel Number(s): 4795-000-014-0000(P119227)

Lot 14, Cedar Park.

LAND TITLE OF SKAGIT COUNTY  
124988-5W

Statutory Warranty Deed

THE GRANTOR Investment Resources Limited Partnership, a Nevada limited partnership, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert A. Dileo, Sr., a ~~Single Person~~ <sup>Married Person</sup>, Michael A. Dileo and Valerie J. Dileo, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

\*Married Person

Abbreviated Legal:  
Lot 14, Cedar Park.

Tax Parcel Number(s): 4795-000-014-0000(P119227)

Lot 14, "Cedar Park Plat", as per plat recorded on June 5, 2002, under auditor's file No. 200206050104, records of Skagit County, Washington.

Situate in the Town of Concrete, County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated September 7, 2007

Investment Resources Limited Partnership, a Nevada limited partnership

By: Thomas Hamer, General Partner

By: Christine Hamer, General Partner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

4365  
SEP 13 2007

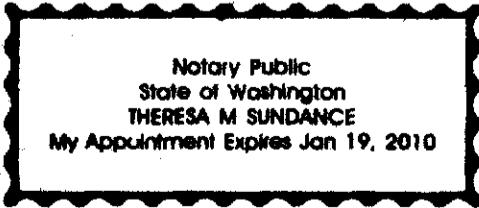
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3091.52  
Skagit Co. Treasurer  
By mam Deputy

I certify that I know or have satisfactory evidence that Investment Resources Limited Partnership, a Nevada limited partnership is the person who appeared before me, and said person is acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-13-2007

Theresa Sundance  
Notary Public in and for the State of Washington  
Residing at: Sedro Woolley  
My appointment expires: 6/19/2009



**EXHIBIT "A"**

**EXCEPTIONS:**

- A. Reservation of easement for utilities as reserved by April 8, 1993, under Auditor's File No. 9304080018.  
(Affects vacated Second Street)
- B. Know all men by these presents that Skagit State Bank, owner, does hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. No drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owners.
- C. Notes contained on the face of the plat, as follows:
  - 1. Zoning - Residential - 6,000 S.F. minimum
  - 2. Domestic Water - Public Water
  - 3. Sanitation - Public Sewer
  - 4. Total Project Area - 436,482 S.F.
  - 5. There shall be no private driveway access from Concrete-Sauk Valley Road.

**D. Special Notes:**

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 event. The storm water management manual for Western Washington shall be used for design criteria.

**E. EASEMENT SHOWN ON PLAT FOR UTILITIES:**

For: Utilities  
Affects: Frontage 10 feet

**F. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF**

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



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EXHIBIT "A"

EXCEPTIONS CONTINUED:

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
 Purpose: Underground electric system, together with necessary appurtenances  
 Recorded: September 17, 2001  
 Auditor's No.: 200109170157  
 Area Affected: 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 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.

H. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Troy D. Vandershule  
 Grantee: D.B. Johnson Construction, Inc.  
 Recorded: March 31, 2005  
 Auditor's File No.: 200503310160  
 As Follows:

Buyer is aware that the property may be subject to the Skagit County right to Farm Ordinance, Skagit County Code section 14.48, which states:

"If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST SMOKE THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, state, and federal laws.



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