

When recorded return to:

VIRGINIA K. NEWLAND
46167 BAKER DR
CONCRETE, WA 98237



200710050084
Skagit County Auditor

10/5/2007 Page 1 of 3 12:48PM

CHICAGO TITLE CO. STATUTORY WARRANTY DEED

Escrow No.: 17564
Title Order No.: IC43599

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

VIRGINIA K. NEWLAND, A Married Person As Her Separate Estate

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

LOT 155, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLULME 9 OF PLATS, PAGES 48 THROUGH 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 3877-000-155-0007

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: SEPTEMBER 19, 2007

4730
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

OCT 05 2007

BY: Marie English
MARIE ENGLISH, Manager

Amount Paid \$ 3090.63
Skagit Co. Treasurer
By: m/m Deputy

STATE OF Washington)
) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager 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: 25TH day of September, 2007.

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

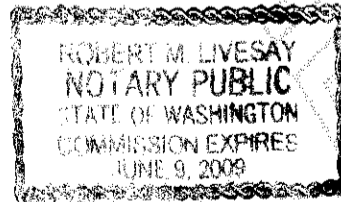


EXHIBIT "A"

Provisions contained in the dedication of said plat, as follows:

The easement right of the public 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. Following original reasonable grading of roads and ways 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 re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

Restrictions contained on the face of said plat, as follows:

- 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 foot 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 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 plat.

Provision contained on the face of said plat, 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 covenant 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 law;

Recorded: June 30, 1970
Auditor's No(s): 740665, records of Skagit County, Washington
Executed By: Skagit River Development Co.
As Follows: Use of said property for residential purposes only

Reservation contained on the face of said plat, as follows:

An easement is hereby reserved under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 5 feet of side boundary lines of all lots for utility and drainage purposes.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: August 24, 1994
Auditor's No(s): 9408240092, records of Skagit County, Washington
Executed By: Cedargrove Maintenance Company



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Skagit County Auditor

Said instrument is a re-recording of instrument (s);
Recorded: April 14, 1994
Auditor's File No(s): 9404140020, records of Skagit County, Washington

AMENDED by instrument:
Recorded: November 2, 1995 and February 12, 1997
Auditor's No.: 9511020058 and 9702120073, records of Skagit County,
Washington

Assessments or charges and liability to further assessments or charges, including the
terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 24, 1994
Auditor's No(s): 9408240092, records of Skagit County, Washington
Imposed By: Cedargrove Maintenance Company

Said instrument is a re-recording of instrument (s);
Recorded: April 14, 1994
Auditor's File No(s): 9404140020, records of Skagit County, Washington

AMENDED by instrument:
Recorded: November 2, 1995 and February 12, 1997
Auditor's No.: 9511020058 and 9702120073, records of Skagit County,
Washington

Exceptions and reservations as contained in instrument;
Recorded: September 23, 1939
Auditor's No.: 317248, records of Skagit County, Washington
Executed By: The Federal Land Bank of Spokane



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Skagit County Auditor