



200712070052

Skagit County Auditor

When recorded return to:

12/7/2007 Page 1 of 3 11:41AM

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

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 17833
Title Order No.: IC43954

THE GRANTOR(S)

JANA ANN MOORE, An Unmarried Person As Her Separate Estate

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 34 AND 35, BLOCK D, CAPE HORN ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 38680040340007 38680040350006

SUBJECT TO: See Exhibit "A" attached hereto.

5555
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: DECEMBER 6, 2007

DEC 07 2007

JANA ANN MOORE

Amount Paid \$ 396.60
Skagit Co. Treasurer
By *MAM* Deputy

STATE OF Washington) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that JANA ANN MOORE is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7th day of December, 2007

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

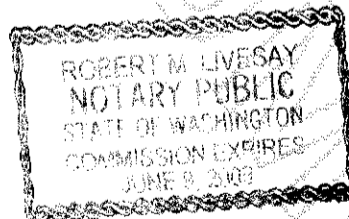


EXHIBIT "A"

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

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 17, 1965
Auditor's No.: 670429, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Exact location is undisclosed of record as to said premises

Easement provisions contained on the face of said plat, as follows:

Following original reasonable grading of the roads and way 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 proper road drainage. Any enclosing of drainage water 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.

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

Skagit County shall not be responsible for any flood control improvements.

Terms and conditions contained in instrument;
Recorded: December 15, 1976
Auditor's No.: 847451, records of Skagit County, Washington
For: Preventing contamination of water supply
Affects: Any portion of said premises lying within 100 feet of well
Located: Location of well not described in said instrument

Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: July 13, 1965
Auditor's No.: 668869, records of Skagit County, Washington
Executed By: Emmitt B. Randles and Leora R. Randles, husband and wife; and Cape Horn Development Company, a partnership

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: October 5, 1971
Auditor's No(s): 758848 and 758849, records of Skagit County, Washington
Executed By: Cape Horn Development Company
As Follows: Use of said property for residential purposes only

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

Recorded: October 5, 1971
Auditor's No(s): 758848 and 758849, records of Skagit County, Washington
Imposed By: Cape Horn Development Company



200712070052
Skagit County Auditor

Terms, conditions, and restrictions of that instrument entitled Planning and Permit Center
- Lot of Record Certification;
Recorded: January 8, 2004
Auditor's No(s): 200401080081, records of Skagit County, Washington
Affects: Lot 34

Terms, conditions, and restrictions of that instrument entitled Planning and Permit Center
- Lot of Record Certification;
Recorded: January 8, 2004
Auditor's No(s): 200401080082, records of Skagit County, Washington
Affects: Lot 35

Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and
Development Services Findings of Fact;
Recorded: April 4, 2007
Auditor's No(s): 200704040097, records of Skagit County, Washington



200712070052
Skagit County Auditor