



200801110049
Skagit County Auditor

1/11/2008 Page 1 of 2 11:23AM

When recorded return to:

LARRY A. NICHOLSON
46357 BAKER LOOP ROAD
CONCRETE, WA 98237

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 17974
Title Order No.: IC44557

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

LARRY A. NICHOLSON, A Single Person

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

LOT 79, 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.

92
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Tax Parcel Number(s): 3877-000-079-0000 / P64141

SUBJECT TO: See Exhibit "A" attached hereto.

JAN 11 2008

Dated: JANUARY 10, 2008

Amount Paid 2976.71
Skagit Co. Treasurer
By Jp Deputy

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

BY: Marie English
MARIE ENGLISH, Manager

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(ies) for the uses and purposes mentioned in this instrument.

Dated: 10th day of January, 2008.

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

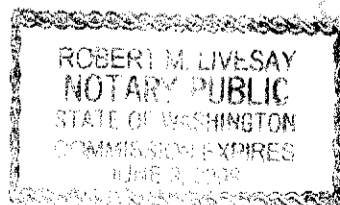


EXHIBIT "A"

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 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 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 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 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;

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, February 12, 1997 and 200712110047
Auditor's No(s): 9511020058, 9702120073 and 200712110047, records of Skagit County, Washington

Affect, if any, of that instrument entitled Plat Lot of Record Certification recorded September 6, 2006 under Auditor's File No. 200609060087, records of Skagit County, Washington.



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