

When recorded return to:

Jennifer Thramer
1234 Fidalgo Place
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 197704



200906260105
Skagit County Auditor

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Statutory Warranty Deed

CHICAGO TITLE CO.
620004407

THE GRANTOR Byong Ye Kang, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jennifer Thramer, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 9, FIDALGO COMMONS PUD

Tax Parcel Number(s): P120457

Lot 9, FIDALGO COMMONS PUD, according to the plat thereof, recorded May 30, 2003, under Auditor's File NO. 200305300211, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 6-23-09

[Signature]
Byong Ye Kang

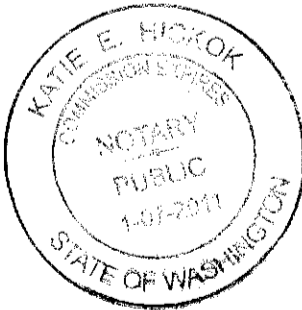
1886
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
JUN 26 2009
3022.10
[Signature]

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Byong Ye Kang, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-26-09

[Signature]



Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2011

Exhibit A

Order No.: 620004407

SCHEDULE B-001

1. IMPACT FEE NOTICE:

Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Sedro-Woolley Ordinance.

All roof and footing drains shall be connected to the on-site provided storm drain pipe stub.

Plat number and date of approval shall be included in all deeds and contracts.

2. Utility Easement Provisions:

A non-exclusive easement is hereby reserved for and granted to the City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, Verizon and AT&T Cablevision and their respective successors and assigns under and upon the exterior seven (7) or ten (10) feet of all lots and tracts abutting public and private right-of-way, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility service to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

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3. Notes on plat, as follows:
- A. Access to stormwater facilities and sewer main manholes to remain unobstructed for inspection and maintenance of the system.
 - B. Certification, as contained hereon, comprises the declaration of the surveyor's professional judgment. It does not constitute a warranty or a guarantee. Express or implied; Nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations and ordinances.
 - C. Any lot owners and the points of curvature are marked on ground with a rebar and plastic plug marked "Summit 32169" unless noted otherwise.
 - D. No permanent building, deck, fencing or other structure shall be erected within the easements.
 - E. Natural vegetation is to remain within Tract C. No land clearing may occur without approval by the City of Sedro Woolley.
 - F. All lots shall have an undivided interest in all tracts except Tract D. Maintenance, upkeep and repair of tracts and private park and any facilities thereon shall be the responsibility of the homeowners association.
 - G. All tracts except Tract D are the offstreet parking, recreational and landscaping purpose. The maintenance responsibility of the area is the homeowners association.
 - H. All streets/roads (Tract E) and stormwater facilities on this plat are private. The homeowners association shall be responsible for maintaining the said roadways and utilities. The City of Sedro-Woolley and P.U.D. No. 1 have easement over and under the roadways for maintenance, repair and construction of the City and P.U.D. No. 1 owned sanitary sewer and watermain facility.
 - I. Legal description per First American Title Insurance Company Order No. 68706.
 - J. The subject property is within or near designated agricultural forest or mineral resource lands on which a variety of commercial activities and management practices may occur that are not compatible with residential development for certain periods of limited duration.

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- K. All street trees outside of park area shall be installed in conjunction with the construction of the individual homes.
 - L. The city of Sedro-Woolley has an easement over and under that 7 feet and 10 feet utility easements. Tract E (Road) and East 20 feet as to Tract C for sanitary sewer and other public and municipal utilities and may assign the same.
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 30, 2003
Auditor's No(s): 200305300211, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Construction and maintenance of a water and communication line, lines or related facilities of a pipe or pipes, line or lines or related facilities along with necessary appurtenances
5. NOTES:
- A. Zoning – SF1 – Single Family Detached Residential District.
 - B. Sewage – City of Sedro Woolley
 - C. Storm – City of Sedro Woolley
 - D. Water – Skagit P.U.D. No. 1.
 - E. Power – Puget Sound Energy
 - F. Phone – Verizon
 - G. Gas – Cascade Natural Gas

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6. 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: May 30, 2003

Auditor's No(s): 200305300212, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: December 4, 2003 and December 22, 2003

Auditor's No(s): 200312040104 and 200312220004, records of Skagit County, Washington

7. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 13, 2003

Auditor's No.: 200301130315, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

8. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 20, 2001

Auditor's No.: 200112200009, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

9. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 28, 2001

Auditor's No.: 200111280079, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

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10. Easement delineated on the face of said Short Plat SW-01-119;
Recorded: December 12, 2001
In favor of: Lots 2-4 of Short Plat SW-01-119
For: Ingress, egress and utilities
11. Easement delineated on the face of said plat;
For: Utility
Affects: 10 feet adjacent to street
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 22, 2003
Auditor's No(s).: 200312220004, records of Skagit County, Washington
Imposed By: Landed Gentry Development, Inc.

- END OF SCHEDULE B-001 -



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