



200911170071

Skagit County Auditor

When recorded return to:

KRISAKUN NUNTAPREDA and SHERI ANN JUAN  
6604 ANTIGUA BLVD  
SAN DIEGO, CA 92124

**STATUTORY WARRANTY DEED**

*Chicago Title Co*

Escrow No.: 18689

Title Order No.: 620006927

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

KRISAKUN NUNTAPREDA and SHERI ANN JUAN, Husband and Wife

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

LOT 80, CEDAR HEIGHTS PUD, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4917-000-080-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: NOVEMBER 13, 2009

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

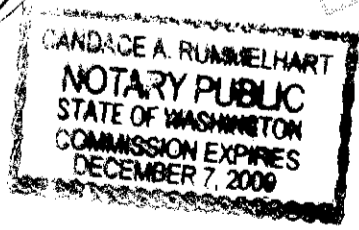
BY: *Marie English*  
MARIE ENGLISH, Manager

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 for the uses and purposes mentioned in this instrument.

Dated: 13th day of November, 2009.

*Candace A. Rummelhart*  
CANDACE A. RUMMELHART  
Notary Public in and for the State of Washington  
residing at LAKE STEVENS  
My Commission Expires: 12/07/09



3521  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 17 2009

Amount Paid \$ 4098.82  
Skagit Co. Treasurer  
By *M. M.* Deputy

EXHIBIT A

1. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;  
Recorded: August 31, 1987  
Auditor's No(s): 8708310002, records of Skagit County, Washington  
Affects: West 165 feet of the North 528 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
  
2. Agreement, including the terms and conditions thereof; entered into;  
By: Arnold P. Libby  
And Between: AAA Mechanical Cont.  
Recorded: December 9, 1998  
Auditor's No.: 9812090103, records of Skagit County, Washington  
Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
  
3. Agreement, including the terms and conditions thereof; entered into;  
By: Lee M. Utke, Grantor  
And Between: Cedar Heights, LLC, Grantee  
Recorded: November 22, 2005  
Auditor's No.: 200511220026, records of Skagit County, Washington  
As Follows: Grantee agrees to pay all costs associated to plat the new subdivision, including sewer hookup fees for existing house. Grantee agrees that Grantor's existing house shall have a storm drain connection. Grantee agrees, if overhead lines to existing house are required to be relocated, it will be at Grantee's expense.
  
4. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;  
Recorded: July 11, 2006  
Auditor's No(s): 200607110067, records of Skagit County, Washington  
Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 22, 2006  
Auditor's No(s): 200605220165, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Affects:  
  
Easement No. 1: All streets and road rights-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.
  
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 22, 2006  
Auditor's No(s): 200605220165, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Affects: A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.



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Skagit County Auditor

7. Easement contained in Dedication of said plat;  
 For: All necessary slopes for cuts and fills  
 Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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;  
 Recorded: January 19, 2007  
 Auditor's No(s): 200701190117, records of Skagit County, Washington  
 Executed By: Cedar Heights LLC
- AMENDED by instrument(s):  
 Recorded: May 23, 2007  
 Auditor's No(s): 200705230184, records of Skagit County, Washington
9. Easement delineated on the face of said plat;  
 For: Utilities and sidewalk  
 Affects: The exterior 12 feet adjacent to street
10. Tree installation details as delineated on the face of said plat.
11. Covered Area details as delineated on the face of said plat.
12. PUD Utility Easement provisions contained on the face of said plat.
13. Private Drainage and Sewer Easement provisions contained on the face of said plat.
14. Storm Pond and Drainage Easement to City of Mount Vernon provisions contained on the face of said plat.
15. Utilities, Sidewalk and Public Train Easement provisions contained on the face of said plat property owner in the subdivision by the exercise of rights and privileges herein granted.
16. ALL Recitals contained on the face of the plat.
17. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
 Recorded: January 19, 2007  
 Auditor's No(s): 200701190117, records of Skagit County, Washington  
 Imposed By: Cedar Heights PUD No. 1 Homeowners Association
18. Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;  
 Recorded: January 19, 2007  
 Auditor's No(s): 200701190118, records of Skagit County, Washington
19. Easement delineated on the face of said plat;  
 For: Private drainage easement  
 Affects: The South 5 feet of Lot 26, the North 5 feet of Lot 27, the North 10 feet of Lot 32 and the East 7 feet of Lot 32
20. Easement delineated on the face of said plat;  
 For: Public Trail Access  
 Affects: Portion of Lot 25
21. Easement delineated on the face of said plat;  
 For: Private drainage and sewer  
 Affects: The South 5 feet of Lots 79-83, the North 5 feet of Lots 80-84, the West 5 feet of Lots 80-83 and the East 5 feet of Lots 46-48 and a portion of Northeast corner of Lot 45



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