



201003230069

Skagit County Auditor

3/23/2010 Page 1 of 3 1:45PM

When recorded return to:

SHAWN D. BRAMWELL and LAUREL A. BRAMWELL
317 DALLAS STREET
MOUNT VERNON, WA 98274

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 18805
Title Order No.: 620008878 ✓

THE GRANTOR(S)

ENCORE HOMES, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

SHAWN D. BRAMWELL and LAUREL A. BRAMWELL, Husband and Wife

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

LOT 76, PLAT OF 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.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4917-000-076-0000

Dated: MARCH 18, 2010

ENCORE HOMES, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH Manager

STATE OF Washington) ss.
COUNTY OF Snohomish

730
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 23 2010

Amount Paid \$ 4276.82
By Skagit Co. Treasurer
Deputy MF

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 ENCORE HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 22nd day of March, 2010.

Candace A. Rummelhart

CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/13

CANDACE A. RUMMELHART
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 7, 2013

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
2. 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
3. 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
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220169, 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.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220170, 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.
6. 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; June 20, 2007; January 11, 2008
Auditor's No(s): 200705230184; 200706200115; 200801110076, records of Skagit County, Washington
7. Easement delineated on the face of said plat;
For: Utilities and sidewalk
Affects: The exterior portion of all lots adjacent to streets or alleys
8. PUD Utility Easement provisions contained on the face of said plat.



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9. Private Drainage and Sewer Easement provisions contained on the face of said plat.
10. Storm Pond and Drainage Easement to City of Mount Vernon provisions contained on the face of said plat.
11. Utilities, Sidewalk and Public Trail Easement provisions contained on the face of said plat.
12. Notes as contained on the face of the plat.
13. 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 and May 31, 2007
Auditor's No(s): 200701190117 and 200705310139, records of Skagit County, Washington
Imposed By: Cedar Heights PUD No. 1 Homeowners Association
14. 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



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