



201005190077  
Skagit County Auditor

5/19/2010 Page 1 of 2 3:53PM

When recorded return to:  
RYAN E. KENDRICK  
4601 BEAVER POND DRIVE  
MOUNT VERNON, WA 98274

# CHICAGO TITLE

## STATUTORY WARRANTY DEED

Escrow No.: 18887  
Title Order No.: 620010152 ✓

### 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

RYAN E. KENDRICK, a single person and KELLEY R. MARRIOTT, a married woman as her separate estate

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

LOT 175, PLAT OF CEDAR HEIGHTS PUD 1 PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 31, 2007, UNDER AUDITOR'S FILE NO. 200705310138. RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): P126230

SUBJECT TO: "See Exhibit A" attached hereto and made a part hereof.

Dated: MAY 17, 2010

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

1424  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

BY: *David Johnson*  
DAVID B. JOHNSON, President

MAY 19 2010

Amount Paid \$ 3193.40  
Skagit Co. Treasurer  
By *Marr* Deputy

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that DAVID B. JOHNSON 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 PRESIDENT 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: 17th day of May, 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

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.

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.

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

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

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

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: May 31, 2007  
Auditor's No(s): 200705310139, records of Skagit County, Washington  
Executed By: Cedar Heights, LLC

AMENDED by instrument(s):  
Recorded: June 20, 2007 and January 11, 2008  
Auditor's No(s): 200706200116 and 200801110076, records of Skagit County, Washington



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