



201005270151

Skagit County Auditor

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When recorded return to:

CARRIE L. OPARA
176 DALLAS STREET
MOUNT VERNON, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 18842
Title Order No.: 620009322 ✓

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

CARRIE L. OPARA, a single person and MARY JO KRANING, a married woman as her separate estate

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

ABBRV LEGAL: LOT 5, PLAT OF CEDAR HEIGHTS PUD
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

Tax Parcel Number(s): 4917-000-005-0000

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

Dated: MAY 25, 2010

1551
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

ENCORE HOMES, INC., A Washington Corporation

MAY 27 2010

BY: Marie English
MARIE ENGLISH, Manager

Amount Paid \$ 3564.80
Skagit Co. Treasurer
By fr Deputy

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

Dated: 20th day of May, 2010.

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

LEGAL DESCRIPTION:

PARCEL A:

Lot 5, 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.

PARCEL B:

An easement for ingress and egress as delineated on the face of 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.

SUBJECT TO:

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



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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.
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, June 20, 2007 and January 11, 2008
 Auditor's No(s): 200705230184, 200706200115, and 200801110076, records of Skagit County, Washington
9. Easement delineated on the face of said plat;
 For: Utilities and sidewalk
 Affects: The exterior 7 feet adjacent to street
10. PUD Utility Easement provisions contained on the face of said plat
11. Private Drainage and Sewer Easement provisions contained on the face of said plat.
12. Storm Pond and Drainage Easement to City of Mount Vernon provisions contained on the face of said plat.
13. Utilities, Sidewalk and Public Train Easement provisions contained on the face of said plat.
14. Recitals on the face of the plat.
15. 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



16. 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
17. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;
 Recorded: November 19, 2007
 Auditor's No(s): 200711190144, records of Skagit County, Washington
18. Easement delineated on the face of said plat;
 For: Ingress, egress and utilities
 Affects: The Northerly 13 feet of said premises
19. Easement delineated on the face of said plat;
 For: Private drainage
 Affects: Southerly 5 feet of said premises
20. 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.
21. 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.



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