



201006100067  
Skagit County Auditor

When recorded return to:

SOONTAREE- TYSON CAREY  
144 DALLAS STREET  
MOUNT VERNON, WA 98274

6/10/2010 Page 1 of 4 11:23AM

# CHICAGO TITLE

## STATUTORY WARRANTY DEED

Escrow No.: 18909

Title Order No.: 620010366

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

SOONTAREE- TYSON CAREY, single man

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

LOT 1, 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): P125697

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

Dated: JUNE 4, 2010

ENCORE HOMES, INC., A Washington Corporation

BY: Marie English  
Marie English, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1694  
JUN 10 2010

Amount Paid \$ 3564.82  
Skagit Co. Treasurer  
By mm Deputy

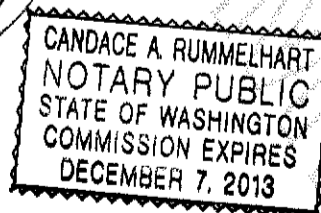
STATE OF Washington ) ss.  
COUNTY OF Snohomish

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: 9th day of June, 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



**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. 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
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
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. 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
9. 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.



201006100067  
Skagit County Auditor

10. 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.
11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth in the document  
 Recording Date: January 19, 2007  
 Recording No.: 200701190117
- 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
12. Easement delineated on the face of said plat;  
 For: Utilities and sidewalk  
 Affects: The exterior portion of all lots adjacent to streets or alleys
13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on said plat:
14. 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
15. 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
16. 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
17. Easement delineated on the face of said plat;  
 For: Ingress, egress and utilities  
 Affects: The South 13 feet of said premises
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Purpose: Exclusive easement for signage  
 Recording Date: June 10, 2008  
 Recording No.: 200806100120
19. The Company is willing to issue an Extended Coverage Lenders Policy. General Exceptions A, B, C and D, inclusive, are hereby deleted.
20. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of UNDISCLOSED;  
 Dated: February 11, 2008  
 Recorded: February 28, 2008  
 Auditor's No.: 200802280140, records of Skagit County, Washington  
 Grantor: D. B. Johnson Construction, Inc., a Washington Corporation  
 Trustee: Chicago Title Company  
 Beneficiary: David B. and Erin Johnson, a married couple  
 Affects: Said premises and other property



201006100067  
 Skagit County Auditor

21. A deed of trust to secure an indebtedness in the amount shown below,  
Amount: Undisclosed  
Dated: September 1, 2009  
Trustor/Grantor: Encore Homes, Inc., a Washington corporation  
Trustee: Chicago Title Insurance Company  
Beneficiary: David B. and Erin Johnson, a married couple  
Recording Date: September 10, 2009  
Recording No.: 200909100041  
Affects: Said premises and other property
22. Dues, charges and assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.
23. Liability to future assessments, if any, levied by the City of Mount Vernon.



201006100067  
Skagit County Auditor

6/10/2010 Page

4 of

4 11:23AM