



201103150053  
Skagit County Auditor

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When recorded return to:

KENNETH W. HITT and JAMIE L. HITT  
~~410 TRISTAN PLACE~~ 7457 HEALY RD  
~~MOUNTAIN VIEW, WA 98274~~ SEDRO WOOLLEY, WA 98284

# CHICAGO TITLE

## STATUTORY WARRANTY DEED

Escrow No.: 19116  
Title Order No.: 620012479 ✓

### 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

KENNETH W. HITT and JAMIE L. HITT, Husband and Wife

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

LOT 49, CEDAR HEIGHTS PUD 1, 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): 4917-000-049-0000 P125745

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

Dated: MARCH 14, 2011

ENCORE HOMES, INC., A Washington Corporation

BY: *Matthew D. Johnson*  
MATTHEW D. JOHNSON,  
Approved Signor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 736  
MAR 15 2011  
Amount Paid \$ 3885.40  
By *JRM* Deputy  
Skagit Co. Treasurer

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MATTHEW D. JOHNSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Approved Signor of ENCORE HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 14th day of March, 2011.

*Robert M. Livesay*  
ROBERT M. LIVESAY  
Notary Public in and for the State of Washington  
residing at MARYSVILLE  
My Commission Expires: 06/09/13

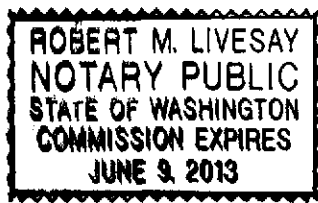


EXHIBIT A

1. Mound Fill System Installation Conditional Agreement;

Recording Date: August 31, 1987  
Recording No.: 8708310002

2. Agreement;

By and between: Arnold P. Libby and AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103

3. Agreement;

By and between: Lee M. Utke and Cedar Heights, LLC  
Recording Date: November 22, 2005  
Recording No.: 200511220026

4. Notice of Interest in Real Property

Recording Date: July 11, 2006  
Recording No.: 200607110067

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 22, 2006  
Recording No.: 200605220165  
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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 22, 2006  
Recording No.: 200605220165  
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. 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

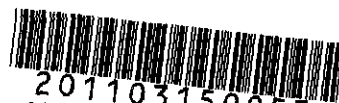
Recording Date: January 19, 2007  
Recording No.: 200701190117

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 2007, June 20, 2007 and January 11, 2008  
Recording No.: 200705230184, 200706200115, and 200801110076

8. 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 Cedar Heights PUD, Phase 1;

Recording No.: 200701190116



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9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cedar Heights PUD No. 1 Homeowners Association  
Recording Date: January 19, 2007  
Recording No.: 200701190117

10. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road:

Recording Date: January 19, 2007  
Recording No.: 200701190118

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 22, 2006  
Recording No.: 200605220169  
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.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 22, 2006  
Recording No.: 200605220170  
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.

13. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of UNDISCLOSED;

Dated: September 1, 2009  
Recorded: September 10, 2009  
Auditor's No.: 200909100041, records of Skagit County, Washington  
Grantor: Encore Homes, Inc., a Washington corporation  
Trustee: Chicago Title Insurance Company  
Beneficiary: David B. and Erin Johnson, a married couple  
Affects: Said premises and other property

14. City, county or local improvement district assessments, if any.

15. Dues, charges and assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.

16. Liability to future assessments, if any, levied by the City of Mount Vernon.



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