



20060828001889

CHICAGO TITLE WD 37.00
PAGE001 OF 006
08/28/2006 14:33
KING COUNTY, WA

WHEN RECORDED RETURN TO
PHYLLIS J. KROEGER
23869-2 NORTHEAST 112TH CIRCLE
REDMOND, WASHINGTON 98053

E2232573

08/28/2006 14:17
KING COUNTY, WA
TAX \$5,535.73
SALE \$310,715.00
PAGE001 OF 001



CHICAGO TITLE INSURANCE COMPANY

(6)

STATUTORY WARRANTY DEED

1174748A
0-18

THE GRANTOR(S)

SSHI LLC DBA D.R. HORTON, A DELAWARE LIMITED LIABILITY COMPANY

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

PHYLLIS J. KROEGER, A SINGLE PERSON

PK

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

UNIT 48, SUNDANCE PARK, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED
IN VOLUME 217 OF CONDOMINIUMS, PAGES 20 THROUGH 29, INCLUSIVE, AND
ANY AMENDMENTS THERETO; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING
NUMBER 20060511002248, AND ANY AMENDMENTS THERETO, IN KING COUNTY,
WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Abbreviated Legal: UNIT 48, VOLUME 217 OF CONDOMINIMS, PAGE 20.

Tax Account Number(s): 809330-0004-01

Dated: AUGUST 8, 2006

SSHI LLC DBA D.R. HORTON

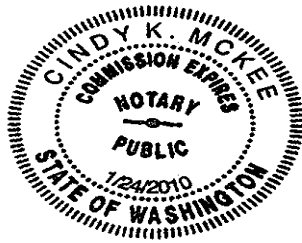
[Signature]
SSHI LLC DBA D.R. HORTON

STATE OF WASHINGTON COUNTY OF KING
ON THIS 1st DAY OF AUGUST 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN,
PERSONALLY APPEARED Shannon Christensen TO ME KNOWN TO BE
THE Asst Secretary OF THE L.L.C. THAT EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND
VOLUNTARY ACT AND DEED OF SAID L.L.C., FOR THE USES AND PURPOSES
THEREIN MENTIONED, AND ON OATH STATE THAT She AUTHORIZED TO EXECUTE
THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED THERETO (IF ANY) IS THE
SEAL OF SAID L.L.C..

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Cindy K McKee
NOTARY SIGNATURE

PRINTED NAME: Cindy K McKee
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Kirkland
MY COMMISSION EXPIRES 1/24/2010



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1174748A

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: PUGET SOUND ENERGY
 PURPOSE: UTILITY SYSTEMS
 AREA AFFECTED: STRIP OF LAND 10 FEET IN WIDTH AS
 CONSTRUCTED OR TO BE CONSTRUCTED
 IN THE COMMON AREA
 RECORDED: JUNE 23, 2005
 RECORDING NUMBER: 20050623000560

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: KING COUNTY
 PURPOSE: ROADWAY FACILITIES
 AREA AFFECTED: PORTION OF COMMON AREA
 RECORDED: JUNE 28, 2005
 RECORDING NUMBER: 20050628000530

TERMS AND CONDITIONS OF
 TEMPORARY EASEMENT
 EXTINGUISHMENT, RECORDED UNDER
 RECORDING NUMBER 20050628000532.

WE NOTE THAT "TEMPORARY
 TURNAROUND EASEMENT REC. NO
 20050628000530" IS DELINEATED ON
 THE SURVEY MAP AND PLANS OF THE
 CONDOMINIUM, RECORDED UNDER
 RECORDING NUMBER 20060511002247.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: CITY OF REDMOND
 PURPOSE: UTILITIES
 AREA AFFECTED: PORTION OF COMMON AREA
 RECORDED: MAY 12, 2006
 RECORDING NUMBER: 20060512002517

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: CITY OF REDMOND
 PURPOSE: UTILITIES
 AREA AFFECTED: PORTION OF COMMON AREA
 RECORDED: MAY 12, 2006
 RECORDING NUMBER: 20060512002520

BLAKELY RIDGE URBAN PLANNED
 DEVELOPMENT AGREEMENT , INCLUDING
 THE TERMS AND PROVISIONS THEREOF:

RECORDED: JANUARY 9, 1996
 RECORDING NUMBER: 9601090553

SAID INSTRUMENT HAS BEEN MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING
 NUMBER 9707291427.

AGE RESTRICTIVE COVENANT , INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDED: JANUARY 9, 1996
 RECORDING NUMBER: 9601090554

SETTLEMENT AGREEMENT , INCLUDING THE TERMS AND PROVISIONS THEREOF:

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A
(continued)

Escrow No.: 1174748A

RECORDED: MAY 20, 1997
RECORDING NUMBER: 9705201514

AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS:

RECORDED: JANUARY 27, 2004
RECORDING NUMBER: 20040127002221

DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR TRILOGY AT REDMOND RIDGE AND VILLAGES AT REDMOND RIDGE, INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDED: DECEMBER 4, 2001
RECORDING NUMBER: 20011204001460

DECLARATION OF COVENANT AND TERMS AND CONDITIONS THEREOF:

RECORDED: AUGUST 29, 2002
RECORDING NUMBER: 20020829000992
REGARDING: USE AND MAINTENANCE OF KING COUNTY RIGHT OF WAY

DECLARATION OF COVENANT AND TERMS AND CONDITIONS THEREOF:
BY:

TRILOGY AT REDMOND RIDGE, LLC, AND
THE QUADRANT CORPORATION, A
WASHINGTON CORPORATION
RECORDED: DECEMBER 4, 2001
RECORDING NUMBER: 20011204001456
REGARDING: NOT TO PROTEST FORMATION OF LAKE MANAGEMENT DISTRICT

AMENDMENT OF SAID DECLARATION:
RECORDED: OCTOBER 1, 2002
RECORDING NUMBER: 20021001001911

AMENDMENT OF SAID DECLARATION:
RECORDED: MAY 6, 2003
RECORDING NUMBER: 20030506001063

AMENDMENT OF SAID DECLARATION:

RECORDED: NOVEMBER 12, 2003
RECORDING NUMBER: 20031112000551

DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR VILLAGE AT REDMOND RIDGE AND TRILOGY AT REDMOND RIDGE, INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDED: MAY 6, 2003
RECORDING NUMBER: 20030506001065

AMENDMENT OF SAID DECLARATION:
RECORDED: SEPTEMBER 28, 2004
RECORDING NUMBER: 20040928000734

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR AFFORDABLE HOUSING ON DIVISION 7, INCLUDING THE TERMS AND PROVISIONS THEREOF:

exhibitc/r/m/121196

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A
(continued)

Escrow No.: 1174748A

RECORDED: JULY 21, 2005
 RECORDING NUMBER: 20050721001645

DECLARATION OF RESTRICTIVE
 COVENANTS AND AGREEMENT, INCLUDING
 THE TERMS AND PROVISIONS THEREOF:
 RECORDED: MARCH 27, 2006
 RECORDING NUMBER: 20060327001604

AMENDMENT OF SAID DECLARATION:
 RECORDED: SEPTEMBER 28 2004
 RECORDING NUMBER: 20040928000733

COVENANTS, CONDITIONS,
 RESTRICTIONS, EASEMENTS, NOTES,
 DEDICATIONS AND SETBACKS, IF ANY,
 SET FORTH IN OR DELINEATED ON THE
 PLAT OF TRILOGY AT REDMOND RIDGE,
 ACCORDING TO THE PLAT THEREOF,
 RECORDED IN VOLUME 203 OF PLATS,
 PAGES 63 THROUGH 96, INCLUSIVE,
 RECORDING NUMBER 20011204001049.

COVENANTS, CONDITIONS,
 RESTRICTIONS, EASEMENTS, NOTES,
 DEDICATIONS AND SETBACKS, IF ANY,
 SET FORTH IN OR DELINEATED ON THE
 PLAT OF TRILOGY AT REDMOND RIDGE,
 DIV. 4, ACCORDING TO THE PLAT
 THEREOF, RECORDED IN VOLUME 213 OF
 PLATS, PAGES 71 THROUGH 80,
 INCLUSIVE, RECORDING NUMBER
 20030506000955.

COVENANTS, CONDITIONS,
 RESTRICTIONS, EASEMENTS, NOTES,
 DEDICATIONS AND SETBACKS, IF ANY,
 SET FORTH IN OR DELINEATED ON THE
 PLAT OF TRILOGY AT REDMOND RIDGE
 DIV. 7, ACCORDING TO PLAT RECORDED
 IN BOOK 223 OF PLATS, PAGES 58
 THROUGH 64, INCL, RECORDING NUMBER
 20040928000732.

COVENANTS, CONDITIONS,
 RESTRICTIONS, EASEMENTS, NOTES,
 DEDICATIONS AND SETBACKS, IF ANY,
 SET FORTH IN OR DELINEATED ON THE
 BINDING SITE PLAN OF NEIGHBORHOOD
 B, AS RECORDED IN VOLUME 211 OF
 CONDOMINIUMS, PAGES 41 THROUGH 44,
 INCLUSIVE, RECORDING NUMBER
 20051116002312.

COVENANTS, CONDITIONS,
 RESTRICTIONS, DEDICATIONS,
 AGREEMENTS, EASEMENTS AND NOTES, IF
 ANY, AS CONTAINED IN SURVEY MAP AND
 PLANS:
 RECORDED: MAY 11, 2006
 RECORDING NUMBER: 20060511002247
 VOLUME: 217 OF CONDOMINIUMS
 PAGE(S): 20 THROUGH 29

exhibitc/r1m/121196

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A
(continued)

Escrow No.: 1174748A

AND AS CONTAINED IN SURVEY MAP AND PLANS:

RECORDED: JULY 19, 2006
 RECORDING NUMBER: 20060719001979
 VOLUME: 220 OF CONDOMINIUMS
 PAGE(S): 45 THROUGH 54

TOGETHER WITH AMENDMENTS AND MODIFICATION THERETO, IF ANY.

TERMS, COVENANTS, CONDITIONS,
 EASEMENTS, RESTRICTIONS AND
 LIABILITY FOR ASSESSMENTS,
 CONTAINED IN THE DECLARATION OF
 CONDOMINIUM, 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 11, 2006
 RECORDING NUMBER: 20060511002248

AMENDMENT OF SAID DECLARATION:

RECORDED: JULY 19, 2006
 RECORDING NUMBER: 20060719001980

TOGETHER WITH AMENDMENTS AND MODIFICATION THERETO, IF ANY.

LIEN OF ASSESSMENTS LEVIED
 PURSUANT TO THE CONDOMINIUM
 DECLARATION RECORDED UNDER
 RECORDING NUMBER 20060511002248,
 AND ANY AMENDMENTS THERETO, TO THE
 EXTENT PROVIDED FOR BY R.C.W.
 64.34.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: CITY OF REDMOND
 AND: BLAKELY RIDGE LIMITED PARTNERSHIP
 RECORDED: JULY 16, 1992
 RECORDING NUMBER: 9207160279
 REGARDING: UTILITY EXTENSION AGREEMENT