

POOR ORIGINAL



201403270107

Skagit County Auditor

\$73.00

3/27/2014 Page

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2 2:13PM

**When recorded return to:**

Justice Delos Reyes and Ruel Gaba  
419 Brittany Street  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020870

**CHICAGO TITLE**  
**620020870**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) D. Brady Green and Kathryn Green, Co-Trustees of The Green Family Trust, created in March 19, 2008

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Justice Delos Reyes and Ruel Gaba, wife and husband as joint tenants

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

Lot 22, CEDAR HEIGHTS WEST, according to the Plat thereof recorded September 22, 2006 under Auditor's File No. 200609220186, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125088, 4904-000-022-0000

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Chicago Title Order 620020870, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance which is attached hereto and made a part hereof as Exhibit "A".

Dated: March 25, 2014

The Green Family Trust, created in March 19, 2008

BY: D. Brady Green TTE  
D. Brady Green, Co-Trustee

BY: Kathryn Green TTE  
Kathryn Green, Co-Trustee

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

2014968  
MAR 27 2014

Amount Paid \$ 3,983.30  
Skagit Co. Treasurer  
By man Deputy

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that D. Brady Green and Kathryn Green is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustees of The Green Family Trust, created March 19, 2008 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 26 2014



Heidi L Elder  
Name: HEIDI L ELDER  
Notary Public in and for the State of Washington  
Residing at: Bellingham  
My appointment expires: 3-2-17

**EXHIBIT "A"**  
Exceptions

1. 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: The exterior 10 feet of said premises adjacent to street
2. 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 WEST:  
Recording No: 200609220186
3. 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: October 19, 2006  
Auditor's No(s): 200610190062, records of Skagit County, Washington  
Executed By: Cedar Heights LLC, a Washington limited liability company
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 19, 2006  
Auditor's No(s): 200610190062, records of Skagit County, Washington  
Imposed By: Cedar Heights LLC, a Washington limited liability company
5. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;  
Recorded: June 4, 2007  
Auditor's No(s): 200706040190, records of Skagit County, Washington
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.
8. Assessments, if any, levied by Cedar Heights West Homeowner's Association.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

