



Skagit County Auditor \$74.00
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When recorded return to:
Andrew A. Sortland and Carmen M. Sortland
424 Dallas Street
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: A107803

Statutory Warranty Deed

A107803-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Paul Case and Erinn Case, a married couple, who acquired title as Paul Case and Erinn Rogers, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew W. Sortland and Carmen M. Sortland, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 28 Cedar Heights PUD No 1

Tax Parcel Number(s): P125724, 4917-000-028-0000

Lot 28, 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.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7/01/2014

Paul Case by Erinn Case PCA
Paul Case

Erinn Case
Erinn Case

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142506
JUL 15 2014

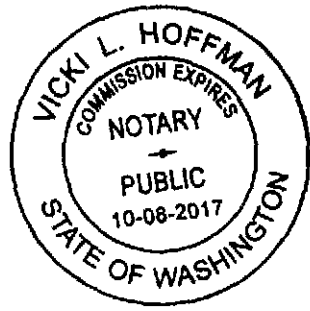
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4188.⁰⁰
Skagit Co. Treasurer
By HHS Deputy

On this 1st day of July, 2014 before me personally appeared Erinn Case, to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Paul Case and acknowledged that Erinn Case signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Lee M. Utke, Grantor
And: Cedar Heights, LLC, Grantee
Recorded: November 22, 2005
Auditor's No.: 200511220026
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.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: May 22, 2006
Auditor's No.: 200605220169
Purpose: Electric transmission and/or distribution line, together with the necessary appurtenances

Area Affected:

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.)

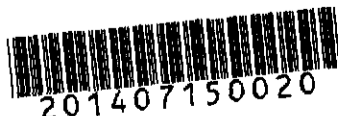
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: May 22, 2006
Auditor's No.: 200605220170
Purpose: Electric transmission and/or distribution line, together with the necessary appurtenances

Area Affected:

A strip of land 10 feet in width with 5 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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D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Cedar Heights PUD Phase 1
Recorded: January 19, 2007
Auditor's No.: 200701190116

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: January 19, 2007
Auditor's No.: 200701190117
Executed By: Cedar Heights LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: May 23, 2007 and June 20, 2007
Auditor's No.: 200705230184 and 200706200115

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: January 11, 2008 and April 4, 2013
Auditor's No.: 200801110076 and 201304040067

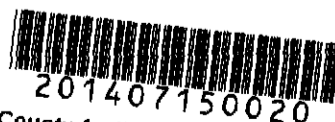
ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: July 11, 2013 and August 22, 2013
Auditor's No.: 201307110091 and 201308220077

F. 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.: 200701190118

G. Any tax, fee, assessments or charges as may be levied by Cedar Heights PUD No. 1 Homeowner's Association.



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