

When recorded return to:  
Israel A. Rodriguez Peralta and Hector A. Rodriguez Cordova  
250 Dallas Street  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108732



201502260072  
Skagit County Auditor \$76.00  
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Statutory Warranty Deed

A108732-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robyn L. Blankinship, a single person, and Nicholas G. Brawley, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Israel A. Rodriguez Peralta, an unmarried man, and Hector A. Rodriguez Cordova, an unmarried man, as joint tenants with right of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 13, Cedar Heights PUD 1, Phase 1  
Tax Parcel Number(s): P125709, 4917-000-013-0000

Lot 13, PLAT OF 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.

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and Approved: Israel A. Rodriguez Peralta

Hector A. Rodriguez Cordova

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015579  
FEB 26 2015

Amount Paid \$3832.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

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 2/12/2015

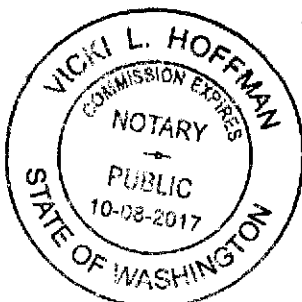
*[Signature]*  
Robyn L. Blankinship

*[Signature]*  
Nicholas G. Brawley

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Robyn L. Blankinship, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-25-15



*[Signature]*  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nicholas G. Brawley, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

2-25-15

Vicki L. Hoffman

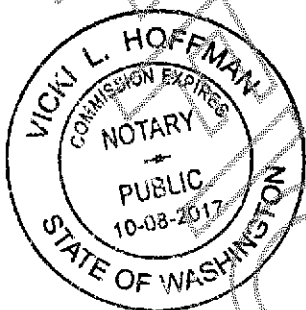
Printed Name: Vicki L. Hoffman

Notary Public in and for the State of

Washington

Residing at Coupeville, WA

My appointment expires: 10/08/2017



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**THE GRANTORS** Robyn L. Blankinship, a single person, and Nicholas G. Brawley, a single person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Israel A. Rodriguez Peralta, an unmarried man, and Hector A. Rodriguez Cordova, an unmarried man, as joint tenants with right of survivorship the following described real estate, situated in the County of Skagit, State of Washington

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The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and Approved:

Israel A. Rodriguez Peralta  
Israel A. Rodriguez Peralta

Hector A. Rodriguez Cordova  
Hector A. Rodriguez Cordova

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 2/12/2015

Robyn L. Blankinship

Nicholas G. Brawley

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robyn L. Blankinship, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: \_\_\_\_\_

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

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## 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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