



201508250057

When recorded return to:
Onkar Singh Rana and Kelly Anne Fairwell
431 Shantel Street
Mount Vernon, WA 98274

Skagit County Auditor \$76.00
8/25/2015 Page 1 of 5 3:37PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024878

CHICAGO TITLE
620024878

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan Roberts, a married man as his separate estate; and Shayna Roberts, his spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Onkar Singh Rana, a single man, and Kelly Anne Fairwell, a single woman

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

Lot 120, 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.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125816, 4917-000-120-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 21, 2015

Bryan Roberts

Shayna Roberts

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015-08-25

AUG 25 2015

Amount Paid \$ 4,160.41
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Bryan Roberts and Shayna Roberts
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-25-15

Cassandra M. Mitchell

Name: Cassandra M. Mitchell

Notary Public in and for the State of WA

Residing at: MT Vernon

My appointment expires: 3-10-17

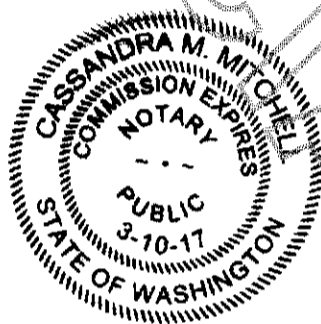


EXHIBIT "A"
Exceptions

1. Mound Fill System Installation Conditional Agreement
Recording Date: August 31, 1987
Recording No.: 8708310002

2. Agreement,
Executed by: Arnold P. Libby
And Between: AAA Mechanical Cont.
Recording Date: December 9, 1998
Recording No.: 9812090103
Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East
Half of the Northeast Quarter of the Southwest Quarter of Section 22,
Township 34 North, Range 4 East of the Willamette Meridian

3. Agreement, including the terms and conditions thereof; entered into;
By: Lee M. Utke, Grantor
And Between: Cedar Heights, LLC, Grantee
Recorded: November 22, 2005
Auditor's No. 200611220026, records of Skagit County, Washington
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.

4. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real
Property;
Recorded: July 11, 2006
Auditor's No(s): 200607110067, records of Skagit County, Washington
Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter
of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220165, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary
appurtenances
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, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220165, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary
appurtenances
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. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real
Property;
Recorded: July 11, 2006
Auditor's No(s): 200607110067, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter
of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

- 8. 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:

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.

- 9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220170, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
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.

- 10. 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: January 19, 2007
Auditor's No(s): 200701190117, records of Skagit County, Washington
Executed By: Cedar Heights LLC

AMENDED by instrument(s):
Recorded: May 23, 2007; June 20, 2007; January 11, 2008; April 4, 2013; July 11, 2013 and August 22, 2013
Auditor's No(s): 200705230184; 200706200115; 200801110076; 201304040067; 201307110091 and 201308220077, records of Skagit County, Washington

- 11. 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 PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1:

Recording No: 200701190116

- 12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 19, 2007
Auditor's No(s): 200701190117, records of Skagit County, Washington
Imposed By: Cedar Heights PUD No. 1 Homeowners Association

Amended by instrument(s):
Recording Date: January 11, 2008

EXHIBIT "A"

Exceptions
(continued)

Recording No: 200801110076

13. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road
Recording Date: January 19, 2007
Recording No.: 200701190118
14. Reservation contained in deed
Recording Date: November 30, 2007
Recording No.: 200711300135
Regarding: Skagit County Right to Farm Ordinance
15. City, county or local improvement district assessments, if any.
16. Dues, charges and assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.
17. Liability to future assessments, if any, levied by the City of Mount Vernon.

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