

**When recorded return to:**

Maria Geinah L Gumban and Patrick C Gumban  
125 Dallas Street  
Mount Vernon, WA 98274



201611210110

Skagit County Auditor \$79.00  
11/21/2016 Page 1 of 7 3:41PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029147

**CHICAGO TITLE**  
620029147

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Neathan S Danual Devero and Brook L Devero, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Maria Geinah L Gumban and Patrick C Gumban, wife and husband

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

Lot 91, 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): P125787 / 4917-000-091-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20165281

NOV 21 2016

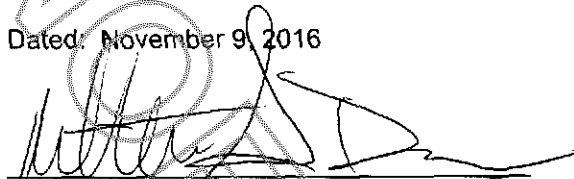
Amount Paid \$5327.20

Skagit Co. Treasurer  
Deputy

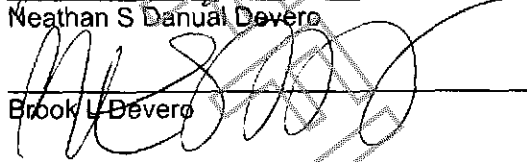
By HB

**STATUTORY WARRANTY DEED**  
(continued)

Dated, November 9, 2016



Neathan S Danual Devero



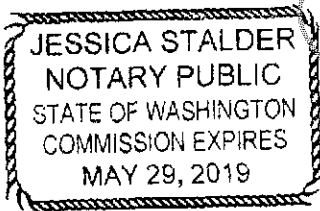
Brook L Devero

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Neathan Dewero and Brook Dewero  
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: 11-14-16



*Jessica Stalder*  
Name: Jessica Stalder  
Notary Public in and for the State of wa  
Residing at: Mount Vernon, wa  
My appointment expires: 5-29-19

**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. 200511220026, 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

## EXHIBIT "A"

### Exceptions (continued)

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  
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

**EXHIBIT "A"**

Exceptions  
(continued)

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  
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

**EXHIBIT "A"**

Exceptions  
(continued)

14. City, county or local improvement district assessments, if any.
15. Dues, charges and assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association
16. 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.