

When recorded return to:
Elsa San Pedro Valdez and Anderson Valdez
Nunez
134 Shantel Street
Mount Vernon, WA 98274



201612220071

Skagit County Auditor \$76.00
12/22/2016 Page 1 of 4 2:10PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620029229

CHICAGO TITLE
620029229

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bakflip, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Elsa San Pedro Valdez and Anderson Valdez Nunez, wife and
husband

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

Lot 87, 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.)

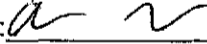
Tax Parcel Number(s): P125783/ 4917-000-087-0000

Subject to:

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

Dated: December 20, 2016

Bakflip, LLC

BY: 
Austin McKeenhan
Manager

20165768
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 22 2016

Amount Paid \$ 1732.52
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Wash

County of Sho

I certify that I know or have satisfactory evidence that

Dustin McKeenan

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 Manager of Bakflip, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

12-21-16

Name:

Linda Escalante

Notary Public in and for the State of Wash

Residing at:

Everett

My appointment expires:

3-19-18

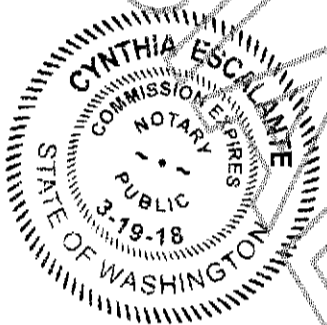


EXHIBIT "A"
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;
Recorded: August 31, 1987
Auditor's No(s): 8708310002, records of Skagit County, Washington
Affects: West 165 feet of the North 528 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

2. Agreement, including the terms and conditions thereof; entered into;
By: Arnold P. Libby
And Between: AAA Mechanical Cont.
Recorded: December 9, 1998
Auditor's No.: 9812090103, records of Skagit County, Washington
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. 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.

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: 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.

6. 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 PHASE 1:

EXHIBIT "A"

Exceptions (continued)

Recording No: 200701190116

7. 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

8. 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

9. 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(s): 200701190118, records of Skagit County, Washington

10. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;

Recorded: March 25, 2008

Auditor's No(s): 200803250095, records of Skagit County, Washington

11. Dues, charges and assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.

12. Liability to future assessments, if any, levied by the City of Mount Vernon.