

When recorded return to:
Ernst Kohnert
257 Shantel Street
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 114054



Skagit County Auditor
7/12/2017 Page

1 of 3 1:50PM \$75.00

Statutory Warranty Deed

114054

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Lonnie A. Clark, Jr. and Sarah R. Clark, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ernst Kohnert, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 111, Cedar Heights PUD 1, PH 1

Tax Parcel Number(s): P125807, 4917-000-111-0000

Lot 111, 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.

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 7-11-17
[Signature]
Lonnie Clark

[Signature]
Sarah Clark

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173164
JUL 12 2017

Amount Paid \$4,722.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lonnie Clark and Sarah Clark, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-11-17

[Signature]
Printed Name: Cheryl Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 3-7-20

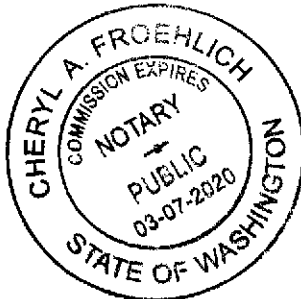


Exhibit A

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.

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
Auditor's No.: 200801110076

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 1 Homeowner's Association.

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 10, 2008
Auditor's No.: 200809100046
Regarding: Skagit County Right to Farm Disclosure

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.