

When recorded return to:  
Michael A Antoine  
201 Shantel Street  
Mt Vernon, WA 98274



201708310095  
Skagit County Auditor \$78.00  
8/31/2017 Page 1 of 5 1:38PM

CHICAGO TITLE  
620031427

**Statutory Warranty Deed**

**THE GRANTORS** Jose Alejandro Sanchez Perez and Kristin M. Sanchez, single unmarried individuals as tenants in common for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael A Antoine**, a single person the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit B attached hereto subject to attached exceptions.

**LEGAL DESCRIPTION:**

**LOT 104, 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.**

Tax Parcel Number(s): **P125800**

Date August 18, 2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174133  
AUG 31 2017

Amount Paid \$ 5256.00  
Skagit Co. Treasurer  
By *BI* Deputy

Jose Alejandro Sanchez Perez

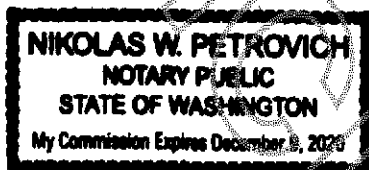
Kristin M. Sanchez

STATE OF WA  
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Jose Alejandro Sanchez Perez

are the persons who appeared before me, and said persons acknowledged that they he  
signed this instrument and acknowledge it to be their his free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 08/21/2017



Nikolas W. Petrovich  
Notary Public in and for the State of WA  
Residing at SNOQUALMIE  
My appointment expires: DEC. 9 2020

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Kristin M. Sanchez

are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

Jose Alejandro Sanchez Perez

Kristin M. Sanchez  
Kristin M. Sanchez

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS:

I certify that I know or have satisfactory evidence that Jose Alejandro Sanchez Perez  
are the persons who appeared before me, and said persons acknowledged that they Her &  
signed this instrument and acknowledge it to be their Her & free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

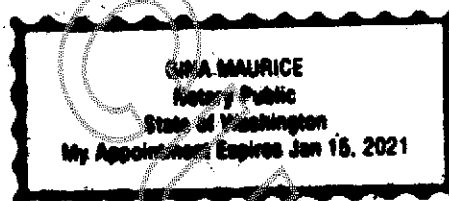
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF Washington  
COUNTY OF Whatcom SS:

I certify that I know or have satisfactory evidence that Kristin M. Sanchez  
are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: Aug 21, 2017

[Signature]  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: Jan 15, 2021



## EXHIBIT "B" EXCEPTIONS

### Mound Fill System Installation Conditional Agreement

Recording Date: August 31, 1987  
Recording No.: 8708310002

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

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.

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.

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.

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.

EXHIBIT "B" EXCEPTIONS

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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 and 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

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

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

Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road

Recording Date: January 19, 2007

Recording No.: 200701190118

Skagit County Right to Farm Disclosure

Recording Date: June 21, 2007

Recording No.: 200706210071