

When recorded return to:
Michael Connelly
142 Shantel Street
Mount Vernon, WA 98274



201810250063

10/25/2018 03:31 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036344

CHICAGO TITLE
620036344

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mervin A. Rasch, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael Connelly, unmarried

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

Lot 88, 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): P125784 / 4917-000-088-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4750

OCT 25 2018

Amount Paid \$ 5 345.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 22, 2018

Mervin A Rasch
Mervin A. Rasch

State of WASHINGTON

County of ~~SKAGIT~~ SNOTHOMSH

I certify that I know or have satisfactory evidence that Mervin A. Rasch is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 23, 2018

Michael D. Van Wagner
Name: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at: Woodinville
My appointment expires: 5-1-2021

MICHAEL D. VAN WAGNER
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 05-01-2021

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
description may be superseded at a later date
at no cost to Grantee.

above described parcel. This easement
with a surveyed description provided

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.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 26, 2018

between Michael Connelly ("Buyer")
Buyer
and Mervin A Rosch ("Seller")
Seller
concerning 142 Shantel Street Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Michael Connelly 9/26/18
Buyer Date

Mervin A Rosch 9/21/18
Seller Date

Buyer Date

Seller Date