

When recorded return to:  
Logan Anderson  
442 Tristan Place  
Mount Vernon, WA 98274



**201810290136**

10/29/2018 01:41 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620036253

CHICAGO TITLE CO.  
**620036253**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark A. Chuprinov and Angela Chuprinov, 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 Logan Anderson and Danielle Marie Anderson, a married  
couple

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

Lot 45, 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): P125741 / 4917-000-045-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
**20184793**  
**OCT 29 2018**

Amount Paid \$6,199.<sup>40</sup>  
Skagit Co. Treasurer  
By *mlm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

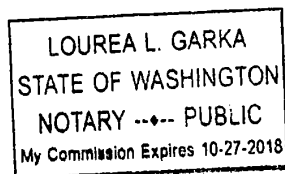
Dated: October 16, 2018

Mark Chuprinov  
Mark A. ChuprinovAngela Chuprinov  
Angela ChuprinovState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Mark A Chuprinov Angela Chuprinov  
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: October 25, 2018

Lourea L Garka  
Name: Lourea L Garka  
Notary Public in and for the State of WA  
Residing at: Burlington  
My appointment expires: 10/27/2018



## 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. 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): 200605220169, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary  
 appurtenances

**EXHIBIT "A"****Exceptions  
(continued)****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.

6. 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.
  
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. 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:

**EXHIBIT "A"**Exceptions  
(continued)

Recording No: 200701190116

9. 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

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

Recording Date: January 19, 2007

Recording No.: 200701190118