

201811090001

11/09/2018 09:12 AM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

WHEN RECORDED RETURN TO:  
Name: Fiona L.K. McCoy and Nathaniel R. Veresh  
Address: 3593 Mandarin Woods Dr N  
Jacksonville, FL 32223

**Land Title and Escrow**

01-169672-0

Escrow Number: 745100RT  
Filed for Record at Request of: *Rainier Title, LLC*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), Bryon J. Scott and Nancy J McNamar, a married couple, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Fiona L.K. McCoy and Nathaniel R. Veresh, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 192, "PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2," as per plat recorded on May 31, 2007 under Auditor's File No. 200705310138, records of Skagit County, Washington.**

**Situate in the City of Mount Vernon, County of Skagit, State of Washington.**

**Situate in the County of Skagit, State of Washington.**

**Subject to: See attached Exhibit A, which is made a part hereof by this reference.**

Abbreviated Legal: Lot 192, Cedar Heights PUD 1, Ph. 2.

Tax Parcel Number(s): P126247

Dated: October 25, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


20184947  
NOV 09 2018

Amount Paid \$ 6021.<sup>40</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

*Signature and Notary follow on next page*

LPB 10-05 (I-I)

*This page is attached to and made a part of the Statutory Warranty Deed*

  
Bryon J. Scott

  
Nancy J McNamar

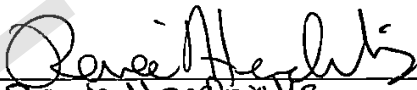
STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Bryon J. Scott and Nancy J McNamar** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 7, 2018

  
Name: Renee Hendricks  
Notary Public in the State of Washington  
Residing in Everett  
My Commission Expires: 08-09-2021



**Exhibit A****Subject To:****A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF**

Recorded: August 31, 1987  
Auditor's No.: 8708310002  
Affects: West 165 feet of the North 528 feet of the East ½  
of the Northeast ¼ of the Southwest ¼ of Section 22,  
Township 34 North, Range 4 East, W.M.

**B. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF**

Between: Arnold P. Libby  
And: AAA Mechanical Cont.  
Recorded: December 9, 1998  
Auditor's No.: 9812090103  
Affects: The East 100 feet of the West 265 feet of the North  
300 feet of the East ½ of the Northeast ¼ of the  
Southwest ¼ of Section 22, Township 34 North,  
Range 4 East, W.M.

**C. AGREEMENT AND THE TERMS AND CONDITIONS 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.

**D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace,  
improve, remove, enlarge, and use the easement area for  
one or more utility systems for purposes of transmission,  
distribution and sale of electricity. Such systems may  
include but are not limited to underground facilities

## D. (continued):

## Area Affected:

A nonexclusive perpetual easement over, under, along, across and through a strip of land ten (10) feet in width with five (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

## Dated:

May 5, 2006

## Recorded:

May 22, 2006

## Auditor's No.:

200605220170

## E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

## Grantee:

Puget Sound Energy, Inc.

## Purpose:

Electric transmission and/or distribution line, together with necessary appurtenances

## Recorded:

May 22, 2006

## Auditor's No.:

200605220165

## 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. 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.

## F. TERMS, CONDITIONS AND RESTRICTIONS OF THAT INSTRUMENT ENTITLED NOTICE OF INTEREST IN REAL PROPERTY:

## Recorded:

July 11, 2006

## Auditor's No.:

200607110067

## Affects:

The Southeast ¼ of the Southeast ¼ of the Southwest ¼ of Section 22, Township 34 North, Range 4 East, W.M.

**G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together  
with necessary appurtenances  
Recorded: May 22, 2006  
Auditor's No.: 200605220169  
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.

**H. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED**

Declaration Dated: January 17, 2007  
Recorded: January 19, 2007  
Auditor's No.: 200701190117  
Executed By: Cedar Heights LLC, a Washington limited liability  
company

**AMENDED BY INSTRUMENT:**

Recorded: May 23, 2007, June 20, 2007, January 11, 2008,  
April 4, 2013, July 11, 2013 and August 22, 2013  
Auditor's File No.: 200705230184, 200706200115, 200801110076,  
201304040067, 201307110091 and 201308220077,  
respectively

**I. AGREEMENT TO PARTICIPATE IN THE INTERSECTION IMPROVEMENTS FOR DIVISION STREET AND WAUGH ROAD AND THE TERMS AND CONDITIONS THEREOF**

Between: Cedar Heights LLC  
And: City of Mount Vernon  
Dated: January 18, 2007  
Recorded: January 19, 2007  
Auditor's No.: 200701190118  
Regarding: Intersection improvements for Division Street and Waugh Road

J. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Plat of Cedar Heights PUD 1 / Phase 2  
Recorded: May 31, 2007  
Auditor's No.: 200705310138

K. 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 and May 31, 2007  
Auditor's Nos.: 200701190117 and 200705310139  
Imposed By: Cedar Heights PUD No. 1 Homeowners Association

L. 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

M. 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: May 31, 2007  
Auditor's No.: 20075310139  
Executed By: Cedar Heights, LLC

AMENDED BY INSTRUMENT:

Recorded: June 20, 2007, January 11, 2008, April 4, 2013, July 11, 2013 and August 22, 2013  
Auditor's Nos.: 200706200116, 200801110076, 201304040067, 201307110091 and 201308220077, respectively.

**N. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:**

Grantor:	D. B. Johnson Construction, Inc.
Grantee:	Dawn Marie Fucillo and Richard J. Fucillo
Recorded:	October 8, 2009
Auditor's File No.:	200910080132
As Follows:	

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operations, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

- O. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on September 28, 2016, under Auditor's File No. 201609280098. Reference is made to said document for full particulars.

**End of Exhibit A**