

201901310064

01/31/2019 01:37 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Erik Stave
408 Dallas Street
Mount Vernon, WA 98274

CHICAGO TITLE

020037023

STATUTORY WARRANTY DEED

THE GRANTOR(S) Willard Burge, III and Betty Burge, 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 Erik Stave, an unmarried man

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

LOT 26, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF,
RECORDED JANUARY 19, 2007 UNDER RECORDING NO. 200701190116, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: See Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125722/ 4917-000-026-0000,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019342
JAN 31 2019

Amount Paid \$ 5968.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 18, 2019

W. Burge, III
Willard Burge, III
Betty Burge
Betty Burge

State of North Carolina
County of Rocky Mount Willard RP

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

Dated: 1-22-2019

Willeasa J Orha
Name: Willeasa J Orha
Notary Public in and for the State of NC
Residing at: 2155 Bridgwood Rd. Rocky Mount, NC 27884
My appointment expires: 9-7-2020

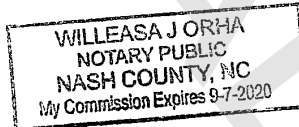
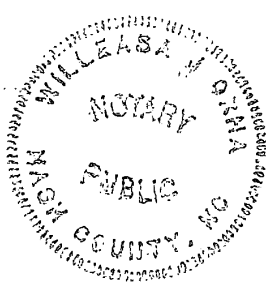


EXHIBIT "A"

EXCEPTIONS

Order No.: 70105965

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
 Recording No.: 200605220168, 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
 Recording No.: 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.

EXHIBIT "A" EXCEPTIONS

Order No.: 70105965

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: May 22, 2006
 Recording No.: 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
 Recording No.: 200701190117, records of Skagit County, Washington
 Executed By: Cedar Heights LLC

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: May 23, 2007
 Recording No.: 200705230184

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: June 20, 2007
 Recording No.: 200706200115

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: January 11, 2008
 Recording No.: 200801110076

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: April 4, 2013
 Recording No.: 201304040067

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: July 11, 2013
 Recording No.: 201307110091

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: August 22, 2013
 Recording No.: 201308220077

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:

 Recording No: 200701190116

EXHIBIT "A"
EXCEPTIONS

Order No.: 70105965

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
11. Skagit County Right to Farm Disclosure, including the terms, covenants and provisions thereof;
Recording Date: November 19, 2007
Recording No.: 200711190144
12. Liability to future assessments, if any, levied by the City of Mount Vernon.
13. City, county or local improvement district assessments, if any.
14. Dues, charges and assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.