

When recorded return to:
Vallee A Engelson
201 Brittany Street
Mount Vernon, WA 98274



201905310148

05/31/2019 03:33 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038305

CHICAGO TITLE
620038305

STATUTORY WARRANTY DEED

THE GRANTOR(S) Walter A. Brown and Cecilia P. Brown, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Vallee A Engelson, a single woman and Diana Falcon Lee and
Duane D Lee, wife and husband

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

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

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

Lot(s): 33 CEDAR HEIGHTS WEST

Tax Parcel Number(s): P125099 / 4904-000-033-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

26192101
MAY 31 2019

Amount Paid \$ **5335.66**
By **BT** Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 30, 2019

Walter A. Brown

Walter A. Brown

Cecilia P. Brown

Cecilia P. Brown

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Walter A. Brown and Cecilia P. Brown 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.

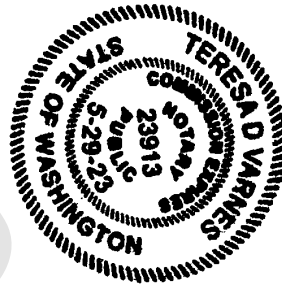
Dated: 5-30-19Teresa D. VarnesName: Teresa D. VarnesNotary Public in and for the State of WAResiding at: 151 And 10My appointment expires: 5/09/23

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P125099 / 4904-000-033-0000

LOT 33, CEDAR HEIGHTS WEST, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2006, UNDER AUDITOR'S FILE NO. 200609220186, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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: The exterior 10 feet of said premises adjacent to street

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Cedar Heights West:

 Recording No: 200609220186

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

 Recording Date: October 19, 2006
 Recording No.: 200610190062

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

 Imposed by: Cedar Heights West Homeowners Association
 Recording Date: October 19, 2006
 Recording No.: 200610190062

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

 Recording Date: March 28, 2017
 Recording No.: 201703280046
 Matters shown: Fence line

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"Exceptions
(continued)

"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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Mount Vernon.