

When recorded return to:
Bryan Ernsdorff
249 Shantel Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3342
Aug 08 2019
Amount Paid \$5434.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039028

CHICAGO TITLE
620039028

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin C. Pratt and Leticia Pratt, 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 Bryan Ernsdorff, a single person

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.)

LT. 110, CEDAR HEIGHTS PUD 1, PH 1, REC. NO. 200701190116

Tax Parcel Number(s): P125806/ 4917-000-110-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 1, 2019

Benjamin C. Pratt
Benjamin C. Pratt
Leticia Pratt
Leticia Pratt

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Benjamin C. Pratt and Leticia Pratt 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: August 5, 2019

Alysa Hudson
Name: Alysa Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 03-01-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125806/ 4917-000-110-0000

LOT 110, 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.

EXHIBIT "B"
Exceptions

1. Mound Fill System Installation Conditional Agreement
Recording Date: August 31, 1987
Recording No.: 8708310002
2. Agreement and the terms and conditions thereof:

Executed by: Arnold P. Libby
And Between: AAA Mechanical Cont.
Recording Date: December 9, 1998
Recording No.: 9812090103
3. Agreement, including the terms and conditions thereof;

Between: Lee M. Utke, and Cedar Heights, LLC
Recorded: November 22, 2005
Recording No.: 200511220026
4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 22, 2006
Recording No.: 200605220168
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 22, 2006
Recording No.: 200605220169
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 22, 2006
Recording No.: 200605220170
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
7. 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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: January 19, 2007
Recording No.: 200701190117

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
9. 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 above:

EXHIBIT "B"
Exceptions
(continued)

Imposed by: Cedar Heights PUD No. 1 Homeowners Association

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

Recording Date: January 19, 2007
Recording No.: 200701190118

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by the City of Mount Vernon.
13. Assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.
14. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 July 10, 2019
between Bryan Ernsdorff ("Buyer")
Buyer Benjamin C Pratt Leticia Pratt ("Seller")
Seller
concerning 249 Shantel St 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.

Bryan Ernsdorff 07/10/2019
Buyer Date

Buyer Date

Ben Pratt 7-1-19
Seller Date

Leticia Pratt 7-1-19
Seller Date