

When recorded return to:

Christopher A. Leslie and Acmaria Tiffany Warren
4475 Skylers Alley
Mount Verrnon, WA 98274SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3759

Aug 30 2019

Amount Paid \$5398.40

Skagit County Treasurer

By Marilyn Martich Deputy

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1901027MCHICAGO TITLE
020039403

Statutory Warranty Deed

THE GRANTOR Garrett Family, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher A. Leslie and Acmaria Tiffany Warren, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 213 of the Plat of Cedar Heights PUD 1, Phase 2

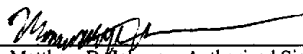
For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P126268 / 4929-000-213-0000

Dated August 28, 2019

Garrett Family, LLC


By: Matthew D. Johnson, Authorized Signer
STATE OF Washington }
COUNTY OF Snohomish } SS:I certify that I know or have satisfactory evidence that Matthew D. Johnson

(is/are the person(s) who appeared before

me, and said person(s) acknowledge that he signed this instrument, on oath stated he

(is/are authorized to execute the instrument and acknowledge that as the

Authorized Signer of Garrett Family, LLC

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

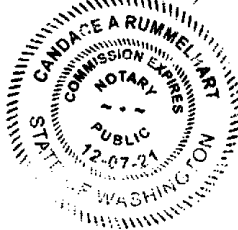
Dated: 8-28-19Notary Public in and for the State of WashingtonResiding at 1411 StevensMy appointment expires: 12-7-2021

EXHIBIT A

Lot 213 of the Plat of Cedar Heights PUD 1, Phase 2, according to the Plat thereof recorded May 31, 2007 under Auditor's File No. 200705310138, records of Skagit County, Washington.

Situate in Skagit County, Washington.

SUBJECT TO:

Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;

Recording Date: August 31, 1987
Recording No.: 8708310002
 Affects: Portion of said premises

Agreement, including the terms and conditions thereof;

Between: Arnold P. Libby and AAA Mechanical Cont.
 Recording Date: December 9, 1998
Recording No.: 9812090103

Agreement, including the terms and conditions thereof;

Between: Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee
 Recording Date: November 22, 2005
Recording No.: 200511220026
 Regarding: Sewer and storm drain

Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;

Recording Date: July 11, 2006
Recording No.: 200607110067

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
 Affects: Portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s):

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

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 2:

Recording No.: 200705310138

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;

Recording Date: January 19, 2007
Recording No.: 200701190117
 Executed By: Cedar Heights LLC

AMENDED by instrument(s):

Recording Nos.: 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof,

Imposed By: Cedar Heights PUD No. 1 Homeowner's Association

Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;

Recording Date: January 19, 2007

Recording No.: 200701190118

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;

Recording Date: May 31, 2007

Recording No.: 200705310139

Executed By: Cedar Heights, LLC

AMENDED by instrument(s):

Recording Nos.: 200706200116 and 200801110076

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

City, county or local improvement district assessments, if any.

Assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowner's Association.