

When recorded return to:

Harbeen K. Gill
3232 Carrington Way
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4011

Sep 16 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.: 620038275

CHICAGO TITLE
620038275

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fernando E. Algara, a married man as his separate estate and Ernesto B. Arreola, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Harbeen K. Gill, an unmarried 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.)

LOT 51, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, REC NO 200701190116

Tax Parcel Number(s): P125747/ 4917-000-051-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: September 10, 2019

Fernando E. Algara
 Fernando E. Algara

Cecilia Galindo
 Cecilia Galindo

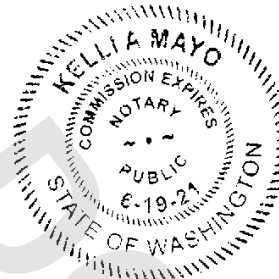
Ernesto B. Arreola by Fernando E. Algara
 Ernesto B. Arreola, By Fernando E. Algara,
 his Attorney in Fact *his atty in fact.*

State of WASHINGTON
 County of SKAGIT

I certify that I know or have satisfactory evidence that Fernando E. Algara and Cecilia Galindo 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: 9/12/19

Name: Kelli Mayo
 Notary Public in and for the State of WA
 Residing at: Sedro Woolley
 My appointment expires: 6/19/21



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Fernando E. Algara is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Ernesto B. Arreola to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/12/19



Name: Kelli Mayo
 Notary Public in and for the State of WA
 Residing at: Sedro Woolley
 My appointment expires: 6/19/21

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125747/ 4917-000-051-0000

Lot 51, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, according to the Plat thereof recorded January 19, 2007, under Auditor's File 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, and the terms and conditions thereof:

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

2. Service Contract Agreement, and the terms and conditions thereof:

Recording Date: December 9, 1998
Recording No.: 9812090103
Regarding: Alternative on-site sewage treatment system

3. Agreement contained in instrument, and the terms and conditions thereof:

By: Lee M. Utke, Grantor
And: Cedar Heights, LLC, Grantee
Recording Date: November 22, 2005
Recording 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 the at the Grantee's expense.

4. Notice of Interest in Real Property, and the terms and conditions thereof:

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

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Utility systems for purposes of transmission, distribution and sale of gas and electricity
Recording Date: May 22, 2006
Recording No.: 200605220169
Affects: Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Utility systems for purposes of transmission, distribution and sale of gas

EXHIBIT "B"

Exceptions
(continued)

and electricity
Recording Date: May 22, 2006
Recording No.: 200605220170
Affects: Portion of said premises

7. 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 Plat of Cedar Heights PUD, Phase 1:

Recording No: 200701190116

8. 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

Entitled: Plat of Cedar Heights PUD 1/Phase 1 Declaration of Reservations,
Restrictive Covenants, and Easements
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

EXHIBIT "B"

Exceptions
(continued)

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

9. Liens and charges as set forth in the above mentioned declaration,
Payable to: Cedar Heights PUD 1 Homeowners Association
10. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road, and the terms and conditions thereof:
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 City of Mount Vernon.
13. City, county or local improvement district assessments, if any.

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 30, 2019
between Harbeen K Gill ("Buyer")
Buyer Ernesto B Arreola ("Seller")
Seller 4463 Michael Street 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.

Authenticated [Signature] 07/30/2019
Buyer Date

Buyer Date

Authenticated [Signature] 07/30/2019
Seller Date

Authenticated [Signature] 07/30/2019
Seller Date