

**When recorded return to:**  
Grant Matthew Head  
Grant Matthew Head and Sarah Ann  
Johnson-Head, (and Their Successors) as  
Trustees of the Head Family Trust, U/A dated  
September 14, 2018  
437 Brittany Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2853

Jul 30 2020

Amount Paid \$6965.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620043465

Escrow No.: 620043465

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Claire Wilbur and Joseph Wilbur, 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 Grant Matthew Head and Sarah Ann Johnson-Head, (and Their  
Successors) as Trustees of the Head Family Trust, U/A dated September 14, 2018

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 19, 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.

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

Tax Parcel Number(s): P125085 / 4904-000-019-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 23, 2020

Claire E. Wilbur  
Claire Wilbur  
Joseph Wilbur  
Joseph Wilbur

State of WASHINGTON  
County of ~~SKAGIT~~ KING

I certify that I know or have satisfactory evidence that Claire Wilbur and Joseph Wilbur 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: JULY 24, 2020

Tony Benson  
Name: TONY BENSON  
Notary Public in and for the State of WA  
Residing at: PUYALLUP  
My appointment expires: 2/1/21



**EXHIBIT "A"**  
**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 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: October 19, 2006  
Auditor's No(s): 200610190062, records of Skagit County, Washington  
Executed By: Cedar Heights LLC, a Washington limited liability company
  
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 19, 2006  
Auditor's No(s): 200610190062, records of Skagit County, Washington  
Imposed By: Cedar Heights LLC, a Washington limited liability company
  
5. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;  
Recorded: May 22, 2007  
Auditor's No(s): 200705220060, records of Skagit County, Washington
  
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:

"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

**EXHIBIT "A"**

Exceptions  
(continued)

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. Assessments, if any, levied by Cedar Heights West Homeowner's Association.
9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.