

**When recorded return to:**  
Madison Olson  
4469 Michael Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5403

Dec 18 2020

Amount Paid \$5765.00  
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.: 620045419

**CHICAGO TITLE**  
620045419

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David Elliot Sterling and Bianca Urbina, 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 Madison Olson, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 50, "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.

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

Tax Parcel Number(s): P125746 4917-000-050-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

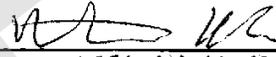
Dated: December 11, 2020

  
\_\_\_\_\_  
David Elliot Sterling  
  
\_\_\_\_\_  
Bianca Urbina

State of WA  
           COUNTY of ISLAND

I certify that I know or have satisfactory evidence that  
DAVID STERLING AND BIANCA URBINA  
\_\_\_\_\_  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 15 DEC 2020

  
\_\_\_\_\_  
Name: LISA NATHANIEL KRUDEN  
Notary Public in and for the State of WA  
Residing at: ISLAND COUNTY  
My appointment expires: INDEFINITE

**EXHIBIT "A"**  
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;  
Recorded: August 31, 1987  
Auditor's No(s): 8708310002, records of Skagit County, Washington  
Affects: West 165 feet of the North 528 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
  
2. Agreement, including the terms and conditions thereof; entered into;  
By: Arnold P. Libby  
And Between: AAA Mechanical Cont.  
Recorded: December 9, 1998  
Auditor's No. 9812090103, records of Skagit County, Washington  
Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
  
3. Agreement, including the terms and conditions thereof; entered into;  
By: Lee M. Utke, Grantor  
And Between: Cedar Heights, LLC, Grantee  
Recorded: November 22, 2005  
Auditor's No. 200511220026, records of Skagit County, Washington  
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 at Grantee's expense.
  
4. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;  
Recorded: July 11, 2006  
Auditor's No(s): 200607110067, records of Skagit County, Washington  
Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 22, 2006  
Auditor's No(s): 200605220165, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:  
  
Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

**EXHIBIT "A"****Exceptions  
(continued)**

**Easement No. 2:** A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

6. **Easement, including the terms and conditions thereof, granted by instrument(s);**  
**Recorded:** May 22, 2006  
**Auditor's No(s):** 200605220165, records of Skagit County, Washington  
**In favor of:** Puget Sound Energy, Inc.  
**For:** Electric transmission and/or distribution line, together with necessary appurtenances  
**Affects:** A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.
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. **Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;**  
**Recorded:** July 11, 2006  
**Auditor's No(s):** 200607110067, records of Skagit County, Washington  
**Affects:** The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
9. **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:**

**Easement No. 1:** All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

**Easement No. 2:** A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

**EXHIBIT "A"**Exceptions  
(continued)

10. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: May 22, 2006  
 Auditor's No(s): 200605220170, records of Skagit County, Washington  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.
11. 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: January 19, 2007  
 Recording No.: 200701190117  
 AMENDED by instrument(s):  
 Recorded: May 23, 2007, June 20, 2007, January 11, 2008, April 4, 2013, July 11, 2013 and August 22, 2013  
 Auditor's No(s): 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077 records of Skagit County, Washington
12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:  
 Imposed by: Cedar Heights PUD No. 1 Homeowners Association  
 Recording Date: January 19, 2007  
 Recording No.: 200701190117  
 AMENDED by instrument(s):  
 Recorded: May 23, 2007, June 20, 2007, January 11, 2008, April 4, 2013, July 11, 2013 and August 22, 2013  
 Auditor's No(s): 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077 records of Skagit County, Washington
13. Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;  
 Recorded: January 19, 2007  
 Auditor's No(s): 200701190118, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

14. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;  
Recorded: September 12, 2008  
Auditor's No(s): 200809120062, records of Skagit County, Washington
15. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:  
Recording Date: May 25, 2018  
Recording No.: 201805250107
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by Mount Vernon.
18. City, county or local improvement district assessments, if any.