

When recorded return to:

Ryan A. Campos and Brittany L. Silva
251 Dallas Street
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-2237

May 20 2021

Amount Paid \$7685.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047400

CHICAGO TITLE
620047400**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jill A. Watson, an unmarried person, also appearing of record as Jill Watson
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan A. Campos and Brittany L. Silva, a married couple

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

LOT 72, PLAT OF CEDAR HEIGHTS PUD I, PHASE I, ACCORDING TO THE PLAT THEREOF.
RECORDED JANUARY 19, 2007 UNDER AUDITORS' 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): P125768 / 4917-000-072-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 14, 2021



Jill A. WatsonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jill A. Watson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.


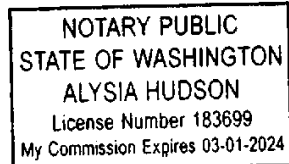
Dated: May 18, 2021
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Granger
My appointment expires: 03-01-2024

EXHIBIT "A"

Exceptions

1. Mound Fill System Installation Conditional Agreement
 Recording Date: August 31, 1987
 Recording No.: 8708310002

2. Agreement;
 Executed by: Arnold P. Libby
 And Between: AAA Mechanical Cont.
 Recording Date: December 9, 1998
 Recording No.: 9812090103
 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. 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).

 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.

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

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

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.

6. 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.

7. 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.

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

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

AMENDED by instrument(s):

Recorded: May 23, 2007 and June 20, 2007; January 11, 2008
 Auditor's No(s): 200705230184; 200706200115; 200801110076, records of Skagit County,

EXHIBIT "A"

Exceptions
(continued)

Washington

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

9. 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

10. 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

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

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

12. Reservation contained in deed

Recording Date: February 9, 2010
Recording No.: 201002090106

EXHIBIT "A"Exceptions
(continued)

Regarding: Skagit County Right to Farm Ordinance

13. 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Mt Vernon.
16. City, county or local improvement district assessments, if any.