

When recorded return to:

Susan Materi and Francis Materi  
18211 SE 261st Ct  
Covington, WA 98042

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon Engelby and Olivia J. Collier, as their interests appear of record, 1337 Roy Road,  
Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Susan Materi and Francis Materi, a married couple

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

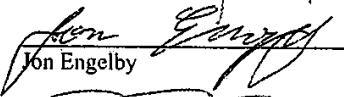
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 23, PLAT OF CEDARWOOD

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P100781

Dated: July 13, 2021

  
Jon Engelby

  
Olivia J. Collier

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3223

Jul 15 2021

Amount Paid \$11298.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11808-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

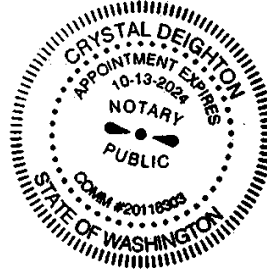
I certify that I know or have satisfactory evidence that Jon Engelby and Olivia J. Collier is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13 day of July, 2021

Signature



Title

My appointment expires: 10-13-2024Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11808-KH

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4314 Cedarwood Court, Mount Vernon, WA 98273  
Tax Parcel Number(s): P100781

**Property Description:**

Lot 23, "PLAT OF CEDARWOOD", as per plat recorded in Volume 15 of Plats at pages 10 and 11, in the records of Skagit County, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11808-KH

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**EXHIBIT B**

21-11808-KH

**1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power &amp; Light Co.

Recorded: December 3, 1990

Auditor's No: 9012030082

Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Area Affected:

All streets as constructed within the above-described property: The exterior 7 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat of Cedarwood.

**2. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Cedarwood

Recorded: October 21, 1991

Auditor's No: 9110210010

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

**3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: October 24, 1991

Auditor's No: 9110240036