

**When recorded return to:**

Kaleb B. Vines and Shannon Patino  
134 Shantel Street  
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3322

Jul 21 2021

Amount Paid \$7533.09

Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

MEMBER OF CREDIT SUITORS

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048135

**CHICAGO TITLE CO.**

620048135

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elsa San Pedro Valdez, also appearing of record as Elsa Dino Sanpedro and Anderson Valdez Nunez, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kaleb B. Vines and Shannon Patino, a married couple

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

LOT 87, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, 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): P125783 / 4917-000-087-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 9, 2021

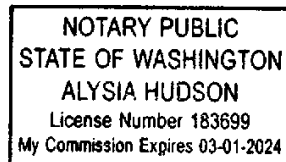
Elsa San Pedro Valdez  
Elsa San Pedro Valdez

Anderson Valdez Nunez  
Anderson Valdez Nunez

State of Washington  
county of Skaagit

I certify that I know or have satisfactory evidence that Elsa San Pedro Valdez and Anderson Valdez Nunez  
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: July 13 2021



Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arundel  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof:  
Recording Date: August 31, 1987  
Recording No.: 8708310002
2. Agreement and the terms and conditions thereof:  
Executed by: Arnold P. Libby and AAA Mechanical cont.  
Recording Date: November 20, 2008  
Recording No.: 9812090103
3. Agreement and the terms and conditions thereof:  
Executed by: Lee M. Utke, Grantor and Cedar Heights, LLC  
Recording Date: November 22, 2005  
Recording No.: 200511220026
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 22, 2006  
Recording No.: 200605220165  
Affects: Portion of said premises
5. 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 the Plat of Cedar Heights PUD Phase 1:  
Recording No: 200701190116
6. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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

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

7. 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

8. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road and the terms and conditions thereof:

Recording Date: January 19, 2007

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200701190118

9. Skagit County Right to Farm Disclosure and the terms and conditions thereof:

Recording Date: March 25, 2008

Recording No.: 200803250095

10. 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."

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Mt Vernon.