

**When recorded return to:**  
Robert Billings and Corinne Billings  
926 Dallas Street  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049451

**CHICAGO TITLE**  
620049451

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sandy D. Kittrell and Kirsten E. Kittrell, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Billings and Corinne Billings, a married couple

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

LOT 158, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 31, 2007, UNDER AUDITOR'S FILE NO. 200705310138, 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): P126213 / 4929-000-158-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4815

Oct 20 2021

Amount Paid \$8005.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 14, 2021

\_\_\_\_\_  
Sandy D. Kittrell  
Kirsten E. Kittrell  
Kirsten E. Kittrell

State of Washington  
\_\_\_\_\_  
County of Skagit

I certify that I know or have satisfactory evidence that  
Kirsten E Kittrell  
(s)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.

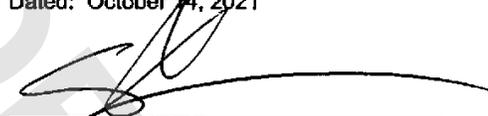
Dated: 10-18-2021

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03-01-2024

STATUTORY WARRANTY DEED  
(continued)

Dated: October 14, 2021

  
\_\_\_\_\_  
Sandy D. Kittrell

\_\_\_\_\_  
Kirsten E. Kittrell

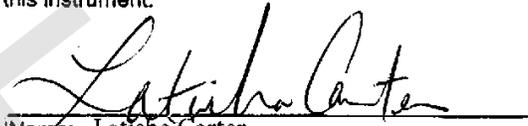
State of Tennessee

County \_\_\_\_\_ of Madison

I certify that I know or have satisfactory evidence that

Sandy D. Kittrell  
\_\_\_\_\_ 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: October 18, 2021

  
\_\_\_\_\_  
Name: Latisha Carter  
Notary Public in and for the State of Tennessee  
Residing at: Haywood County  
My appointment expires: 10/19/2021



**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. Service Contract and the terms and conditions thereof:  
Executed by: Arnold P. Libby and AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103
3. Agreement and the terms and conditions thereof:  
Executed by: Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee  
Recording Date: November 22, 2005  
Recording No.: 200511220026
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 22, 2006  
Recording No.: 200605220165  
Affects: as described in said instrument
5. 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 the Plat of Cedar Heights PUD 1 Phase 2:  
  
Recording No: 200705310138
6. Notice of Interest in Real Property and the terms and conditions thereof:  
Recording Date: July 11, 2006  
Recording No.: 200607110067
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

**EXHIBIT "A"**

Exceptions  
(continued)

In favor of: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 22, 2006  
Recording No.: 200605220169  
Affects: as described in said instrument

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 22, 2006  
Recording No.: 200605220170  
Affects: as described in said instrument

9. 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

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

10. 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:

**EXHIBIT "A"**

**Exceptions  
(continued)**

Imposed by: Cedar Heights PUD No. 1 Homeowners Association  
Recording Date: January 19, 2007  
Recording No.: 200701190117  
Recording No.: 200705310139

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

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

12. 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: May 31, 2007  
Recording No.: 200705310139

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007  
Recording No.: 200706200116

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 11, 2008  
Recording No.: 200801110076

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

Recording Date: December 15, 2010  
Recording No.: 201012150036

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.