

When recorded return to:
Aranjeet Singh
1823 NE 172nd St
Shoreline, WA 98155

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050604

CHICAGO TITLE

620050604

STATUTORY WARRANTY DEED

THE GRANTOR(S) Madeline E. Jones and Jerrod R. Jones, 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 Aranjeet Singh, an unmarried person

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

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

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

LT 30, "PLAT OF CEDAR HEIGHTS PUD 1/PHASE 1"

Tax Parcel Number(s): P125726 / 4917-000-030-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-722

Feb 25 2022

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 23, 2022

Madeline Jones
Madeline E. Jones

[Signature]
Jerrod R. Jones

State of Washington
County of Skaqit

I certify that I know or have satisfactory evidence that Madeline E. Jones and Jerrod R. Jones
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: February 23, 2022

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/19/2023



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125726 / 4917-000-030-0000

LOT 30, "PLAT OF CEDAR HEIGHTS PUD 1/PHASE 1", AS PER PLAT RECORDED ON JANUARY 19, 2007 UNDER AUDITORS FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Mound Fill System Installation Conditional Agreement

Recording Date: August 31, 1987
Recording No.: 8708310002
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 and the terms and conditions thereof:

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;

Between: Lee M. Utke, and Cedar Heights, LLC
Recorded: November 22, 2005
Recording No.: 200511220026
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(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:

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 "B"

Exceptions
(continued)

5. 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

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

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

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 1, PHASE 1:

Recording No: 200701190116

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

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

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

Recording Date: November 19, 2007
Recording No.: 200711190144

10. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 22, 2006
Recording No.: 200605220169
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
Affects:

EXHIBIT "B"**Exceptions
(continued)**

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.

11. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 22, 2006
Recording No.: 200605220170
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
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 tying 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.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.
15. Skagit County "Right to Farm" Disclosure Statement as recorded under Recording No. 200711150114.