

When recorded return to:

Thomas R. Silberberger and Megan S. Silberberger
311 Brittany Street
Mount Vernon, WA 98274

GNW 22-14622

STATUTORY WARRANTY DEED

THE GRANTOR(S) Colin G. Robinson and Katherine R. Robinson, husband and wife, 3904 Lakemont Road, Bellingham, WA 98226,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Megan S. Silberberger and Thomas R. Silberberger, wife and husband

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 26, CEDAR HEIGHTS WEST

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): P125092

Dated: 03/14/22

[Signature]
Colin G. Robinson

[Signature]
Katherine R. Robinson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1030

Mar 16 2022

Amount Paid \$9090.80
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
1.PB 10-05

Order No.: 22-14622-K11

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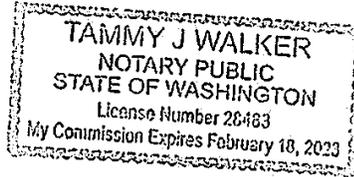
STATE OF WASHINGTON
COUNTY OF SKAGIT *Whatcom*

This record was acknowledged before me on 14th day of March, 2022 by Colin G. Robinson and Katherine R. Robinson.

Tammy
Signature

Notary
Title

My appointment expires: 2/18/23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 311 Brittany Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P125092

Property Description:

Lot 26, CEDAR HEIGHTS WEST, according to the Plat thereof recorded September 22, 2006 under Auditor's File No. 200609220186, records of Skagit County, Washington.

EXHIBIT B

22-14622-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Cedar Heights West
Recorded: September 22, 2006
Auditor's No.: 200609220186

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".

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

Recorded: October 19, 2006
Auditor's No.: 200610190062
Executed By: Cedar Heights LLC, a Washington limited liability company

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cedar Heights, LLC
Recorded: November 22, 2005
Auditor's No. 200511220026
Purpose: Utilities
Area Affected: Portion of subject property

4. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: May 22, 2006
Auditor's No.: 200605220169
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: The exterior 10 feet of said premises adjacent to street

5. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 20, 2007
Auditor's No.: 200704200160
Regarding: Skagit County Right to Farm Ordinance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14622-KH

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6. Any tax, fee, assessments or charges as may be levied by Cedar Heights West Homeowners Association.