

When recorded return to:
Hector Mendoza and Sindy Equihua, a married
couple
811 112th St Sw Apt E303
Everett, WA 98204

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051068

CHICAGO TITLE
620051068

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221460

Apr 08 2022

Amount Paid \$9785.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Wayne Cullen and Marissa Suzaan Cullen, 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 Hector Mendoza and Sindy Equihua, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 102, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT
THEREOF, RECORDED JANUARY 19, 2007, UNDER AUDITOR'S 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): P125798 / 4917-000-102-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 1, 2022

[Signature]
Matthew Wayne Cullen

[Signature]
Marissa Suzaan Cullen

State of WA
County of Skaagit

I certify that I know or have satisfactory evidence that Matthew Wayne Cullen & Marissa Suzaan Cullen 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: ~~4-6-22~~ 4-7-22
KB

[Signature]
Name: Kyle Beam
Notary Public in and for the State of WA
Residing at: Skaagit
My appointment expires: 9-11-23

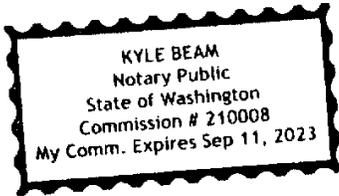


EXHIBIT "A"
Exceptions

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: December 9, 1998
Recording No.: 9812090103
3. Agreement and the terms and conditions thereof:
Executed By: Lee M. Utke, 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 set forth in a document:
In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: May 22, 2006
Recording No.: 200605220168
Affects: Portion of said premises
5. 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., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: May 22, 2006
Recording No.: 200605220169
Affects: Portion of said premises
6. 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., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: May 22, 2006
Recording No.: 200605220170
Affects: Portion of said premises
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "A"Exceptions
(continued)

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 the Plat of Cedar Heights, PUD 1, Phase 1:

Recording No: 200701190116

8. 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

9. 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 1 Homeowners Association
Recording Date: January 19, 2007
Recording No.: 200701190117

10. 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

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

12. 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

EXHIBIT "A"**Exceptions
(continued)**

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."

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