

When recorded return to:

Maninder Singh and Jagwinder Singh
11839 Road 5.6 NE
Moses Lake, WA 98837

GNW 22-15410

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael C. Cunningham and Yanhua Wang, husband and wife, _____,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Maninder Singh, an unmarried person and Jagwinder Singh, an unmarried person as joint tenants with right of survivorship and not as tenenats in common

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 55, Cedar Heights PUD, Ph. 1

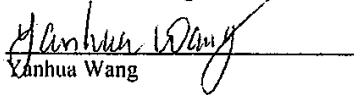
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P125751

Dated: 5/6/22



Michael C. Cunningham



Yanhua Wang

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221959

May 12 2022

Amount Paid \$9268.80
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15410-TJ

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of May, 2022 by Michael C. Cunningham and Yanhua Wang

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23

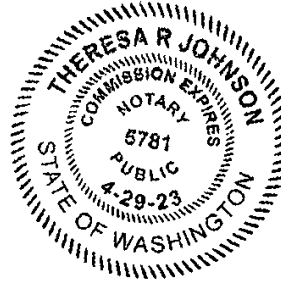


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 316 Shantel Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P125751

Property Description:

LOT 55, PLAT OF CEDAR HEIGHTS PUD, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED
JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15410-TJ

Page 3 of 4

EXHIBIT B

22-15410-TJ

1. Agreement including the terms and provisions contained in instrument executed by Lee M. Utke, recorded November 22, 2005 as Auditor's File No. 200511220026.

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.

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors recorded May 22, 2006, as Auditor's File No. 200605220169.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors recorded May 22, 2006, as Auditor's File No. 200605220170.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Cedar Heights PUD 1, Phase 1 recorded January 19, 2007 as Auditor's File No. 200701190116.

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".

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedar Heights, LLC, recorded January 19, 2007 as Auditor's File No. 200701190117.

6. Above covenants, conditions and restrictions were amended and recorded May 23, 2007 and June 20, 2007 as Auditor's File No. 200705230184 and 200706200115.

7. Terms and conditions of Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road, recorded January 19, 2007 as Auditor's File No. 200701190118.

8. Terms and conditions of Skagit County Right to Farm Disclosure, recorded November 29, 2007 as Auditor's File No. 200711290082.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15410-TJ

Page 4 of 4