

When recorded return to:

Daisy Cardona-Kay and Tyler Drake Kay  
4471 E Broadway St  
Mount Vernon, WA 98274

GNW 22-15813

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lily Oi Phung Cheung, as her separate estate, 3116 W. King Edward Ave, Vancouver, BC V6L1V5,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Daisy Cardona-Kay and Tyler Drake Kay, 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 37, 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): P125733

Dated: OCT 11, 2022

Lily Oi Phung Cheung

Stephen Trevor Clinton

  
HOWARD M. KARBY  
678 - 1333 WEST BROADWAY  
VANCOUVER, BC V6H 4C1  
BARRISTER & SOLICITOR  
TEL - (604) 714-2020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224179

Oct 13 2022

Amount Paid \$8022.80  
Skagit County Treasurer  
By Lena Thompson Deputy

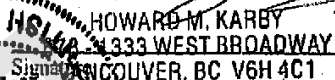
Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15813-KH

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STATE OF  
COUNTY OF

This record was acknowledged before me on 11 day of October, 2022 by Lily Oi Phung Cheung and Stephen Trevor Clinton.

  
HOWARD M. KARBY  
3333 WEST BROADWAY  
VANCOUVER, BC V6H 4C1  
BARRISTER & SOLICITOR  
TEL (604) 714-2020

Title \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
DOES NOT

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4471 East Broadway, Mount Vernon, WA 98274  
Tax Parcel Number(s): P125733

**Property Description:**

LOT 37, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, 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

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*[Handwritten signatures and initials]*

**EXHIBIT B**

22-15813-KH

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.

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.

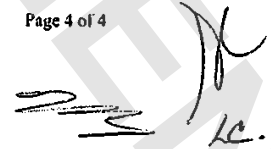
Above covenants, conditions and restrictions were amended and recorded May 23, 2007, June 20, 2007 and January 11, 2008 as Auditor's File No. 200705230184, 200706200115 and 200801110076.

6. Terms and conditions of Skagit County right to Farm Disclosure, recorded October 14, 2008 as Auditor's File No. 200810140015.

Statutory Warranty Deed  
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Handwritten signature and initials, possibly "LC." and "K."