

When recorded return to:

Richard John Gilman  
4433 Jacob Place  
Mount Vernon, WA 98274SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236212

Apr 21 2023

Amount Paid \$7445.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-18030

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sharon Elaine Tavaglione, as her separate estate, 2150 Gratton Street, Riverside, CA 92504,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Richard John Gilman, an unmarried person

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 98, Cedar Heights PUD 1, 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): P125794/4917-000-098-0000

Dated: 04/18/2023

Sharon Elaine Tavaglione

Sharon Elaine Tavaglione

STATE OF Washington  
COUNTY OF Skagit

This record was acknowledged before me on 18 day of April, 2023 by Sharon Elaine Tavaglione.

Kyle Beam  
SignatureNotary  
Title

My commission expires: 09/11/2023

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18030-TJ

Page 1 of 3

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4433 Jacob Place, Mount Vernon, WA 98274  
Tax Parcel Number(s): P125794/4917-000-098-0000

**Property Description:**

LOT 98, PLAT OF CEDAR HEIGHTS PUD I, PHASE I, ACCORDING TO THE PLAT THEREOF,  
RECORDED JANUARY 19, 2007 UNDER RECORDING NO. 2007011901 16, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18030-TJ

Page 2 of 3

**EXHIBIT B**

23-18030-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 January 19, 2007, May 23, 2007, June 20, 2007, January 11, 2008, April 4, 2013, July 11, 2013 and August 22, 2013 as Auditor's File No. 200701190117, 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077.

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.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18030-TJ

Page 3 of 3