

**When recorded return to:**

Kevin L. Birch and Taylor M. Birch  
251 Dallas Street  
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20241473

Jul 23 2024

Amount Paid \$9028.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620056128

Escrow No.: 620056128

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ryan A. Campos and Brittany L. Silva, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Kevin L. Birch and Taylor M. Birch, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 72, PLAT OF CEDAR HEIGHTS PUD I, PHASE I, ACCORDING TO THE PLAT THEREOF,  
RECORDED JANUARY 19, 2007 UNDER AUDITORS' FILE NO. 200701190116, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

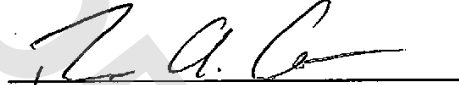
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125768 / 4917-000-072-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: July 19, 2024

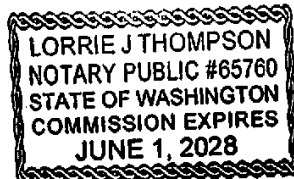
Ryan A. Campos



Brittany L. Silva

State of WASHINGTONCounty of SKAGITThis record was acknowledged before me on July 19, 2024 by Ryan A. Campos  
and Brittany L. Silva.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

# 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 Between: AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103  
Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East  
Half of the Northeast Quarter of the Southwest Quarter of Section 22,  
Township 34 North, Range 4 East of the Willamette Meridian

3. Agreement, and the terms and conditions thereof:

By: Lee M. Utke, Grantor  
And Between: Cedar Heights, LLC, Grantee  
Recorded: November 22, 2005  
Recording No. 200511220026  
As Follows: 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.

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 22, 2006  
Recording No.: 200605220165  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary  
appurtenances  
Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted,  
and/or constructed within the above described property. (When said streets and road are  
dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located  
within the above described property being parallel to and coincident with the boundaries of all  
private/public street and road rights-of-way.

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 22, 2006

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

Recording No.: 200605220165  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

## 6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 22, 2006  
 Recording No.: 200605220169  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

## 7. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 22, 2006  
 Recording No.: 200605220170  
 In favor of: Puget Sound Energy, Inc.  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

## 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

**EXHIBIT "A"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 2007  
Recording No.: 200705230184

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007  
Recording No.: 200706200115

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 11, 2008  
Recording No.: 200801110076

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 4, 2013  
Recording No.: 201304040067

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 11, 2013  
Recording No.: 201307110091

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 22, 2013  
Recording No.: 201308220077

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

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No: 200701190116

11. 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

12. Reservation contained in deed

Recording Date: January 15, 2008  
Recording No.: 200801150101  
Regarding: Skagit County Right to Farm Ordinance

13. 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 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Mount Vernon.