

When recorded return to:

Jessica Stetz  
117 Brittany Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242074

Sep 06 2024

Amount Paid \$9473.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jessica M. Treat and Josh Treat, wife and husband, 17220 Bulltrout Lane, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jessica Stetz, a married woman as her separate estate

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

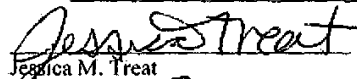
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

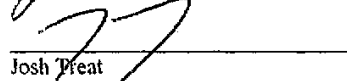
Abbreviated legal description: Property 1:  
Lot 38, Cedar Heights West

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): P125104

Dated: 9-4-2024

  
Jessica M. Treat

  
Josh Treat

Statutory Warranty Deed  
LPB 10-05

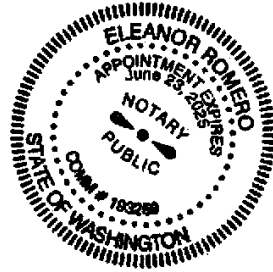
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 4<sup>th</sup> day of September, 2024 by Jessica M. Treat and Josh Treat.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/2025



Statutory Warranty Deed  
LPB 10-05

Order No.: 24-21313-KH

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 117 Brittany Street, Mount Vernon, WA 98274  
Tax Parcel Number(s): P125104

Property Description:

Lot 38, Cedar Heights West, according to the plat thereof recorded September 22, 2006 under Auditor's File No. 200609220186, records of Skagit County Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

24-21313-KH

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Cedar Heights West  
Recorded: September 22, 2006  
Auditor's No.: 200609220186

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".

10. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 19, 2006  
Auditor's No.: 200610190062  
Executed By: Cedar Heights LLC, a Washington limited liability company

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cedar Heights, LLC  
Recorded: November 22, 2005  
Auditor's No. 200511220026  
Purpose: Utilities  
Area Affected: Portion of subject property

12. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Recorded: May 22, 2006  
Auditor's No.: 200605220169  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Area Affected: The exterior 10 feet of said premises adjacent to street

13. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY: Recorded: October 21, 2005 Auditor's No.: 201510210055 Regarding: Skagit County Right to Farm Ordinance Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed  
LPB 10-05

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