

When recorded return to:

Heriberto Figueroa and Maria Yesenia Minjares
4441 Jacob Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242122

Sep 12 2024

Amount Paid \$2805.00

Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maria Velazquez, as her separate estate and as surviving spouse of Reyes Velazquez, deceased, 4441 Jacob Place, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Heriberto Figueroa and Maria Yesenia Minjares, a married couple

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 97, PLAT OF CEDAR HEIGHTS PUD, PHASE 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): P125793

Dated: 09/10/2024

Maria Velazquez
Maria Velazquez, individually and as surviving spouse

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of September, 2024 by Maria Velazquez

[Signature]
Signature

Notary
Title

My commission expires: June 16, 2025



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4441 Jacob Place, Mount Vernon, WA 98274
Tax Parcel Number(s): P125793

Property Description:

LOT 97, 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.

EXHIBIT B

24-21444-KH

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. Terms and conditions of Skagit County right to Farm Disclosure, recorded July 5, 2007 as Auditor's File No. 200707050112.