

When recorded return to:
Brandon Peters
575 Poplar Pl
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250115
Jan 15 2025
Amount Paid \$7445.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057953

CHICAGO TITLE

620057953

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cedarhaven Solutions LLC, a Wyoming Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys and warrants to Brandon Peters, a married man as his separate estate

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

LOT 2, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-02-99, APPROVED FEBRUARY 2,
2000, AND RECORDED FEBRUARY 2, 2000, UNDER AUDITOR'S FILE NO. 200002020051,
RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 22, "SEDRO
ACREAGE", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS,
PAGE 35, 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): P77025/4170-000-022-0117

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated:

January 13, 2025

Cedarhaven Solutions LLC

BY:

Stephanie HubbardStephanie Hubbard
Member

BY:

Clinton Dean Hubbard, JrClinton Dean Hubbard, Jr
Member

State of

Washington

County of

Snohomish

This record was acknowledged before me on January 13, 2025 by Stephanie Hubbard
and Clinton Dean Hubbard, Jr as Members of Cedarhaven Solutions LLC.

(Signature of notary public)

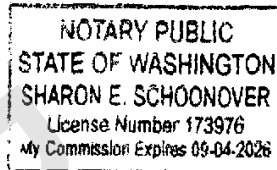
Notary Public in and for the State of WAMy appointment expires: 9-1-26

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Sedro Acreage:

Recording No: 43720

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 2, 1993
Recording No.: 9302020041

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 City of Sedro Woolley Short Plat No. SW-02-99:

Recording No: 200002020051

4. Agreement and the terms and conditions thereof:

Recording Date: February 2, 2000
Recording No.: 200002020050

5. 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

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

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Sedro Woolley.
8. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025.
9. City, county or local improvement district assessments, if any.