

202503130037

03/13/2025 12:29 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250722

Mar 13 2025

Amount Paid \$11075.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Sara Cristine Frisbie and Alec Gregory Jensen
919 Shantel Street
Mount Vernon, WA 98274

214201-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) William Shappee and Taylor Shappee, a married couple

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Sara Cristine Frisbie and Alec Gregory Jensen,
the following described real estate, situated in the County of Skagit, State of Washington:

*wife and
Husband*

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"


Abbreviated Legal: Lot 130, Cedar Helghts PUD 1, Ph 2

Tax Parcel Number(s): 4929-000-130-0000 / P126185

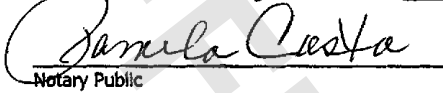
LPB 10-05

Dated: 3/10/2025

William Shappee



Taylor Shappee

State of Washington Pennsylvania PR
County of MERCERThis record was acknowledged before me on 3.10.2025 by William SHAPPEE
Notary PublicTAYLOR SHAPPEEMy commission expires: 10.21.2028

Commonwealth of Pennsylvania - Notary Seal
Pamela Costa, Notary Public
Beaver County
My commission expires October 21, 2028
Commission number 1383684
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Lot 130, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2, according to the plat thereof, recorded May 31, 2007, under Auditor's File No. 200705310138, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 31, 1987

Auditor's No.: 8708310002

Affects: West 165 feet of the North 528 feet of the East ¼ of the Northeast ¼ of the Southwest ¼ of Section 22, Township 34 North, Range 4 East, W.M.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Arnold P. Libby

And: AAA Mechanical Cont.

Recorded: December 9, 1998

Auditor's No.: 9812090103

Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East ¼ of the Northeast ¼ of the Southwest ¼ of Section 22, Township 34 North, Range 4 East, W.M.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Lee M. Uike, Grantor

And: Cedar Heights, LLC, Grantee

Recorded: November 22, 2005

Auditor's 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.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include but are not limited to underground facilities.

Area Affected: A nonexclusive perpetual easement over, under, along, across and through a strip of land ten (10) feet in width with five (5) 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

Dated: May 5, 2006

Recorded: May 22, 2006

Auditor's No.: 200605220170

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recorded: May 22, 2006

Auditor's No.: 200605220165

Area Affected:

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. 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.

TERMS, CONDITIONS AND RESTRICTIONS OF THAT INSTRUMENT ENTITLED NOTICE OF INTEREST IN REAL PROPERTY:

Recorded: July 11, 2006

Auditor's No.: 200607110067

Affects: The Southeast ¼ of the Southeast ¼ of the Southwest ¼ of Section 22, Township 34 North, Range 4 East, W.M.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recorded: May 22, 2006

Auditor's No.: 200605220169

Area Affected:

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.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: January 17, 2007

Recorded: January 19, 2007

Auditor's No.: 200701190117

Executed By: Cedar Heights LLC, a Washington limited liability company

AMENDED BY INSTRUMENT:

Recorded: May 23, 2007, June 20, 2007, January 11, 2008, April 4, 2013, July 11, 2013 and August 22, 2013

Auditor's File Nos.: 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077, respectively

AGREEMENT TO PARTICIPATE IN THE INTERSECTION IMPROVEMENTS FOR DIVISION STREET AND WAUGH ROAD AND THE TERMS AND CONDITIONS THEREOF:

Between: Cedar Heights LLC

And: City of Mount Vernon

Dated: January 18, 2007

Recorded: January 19, 2007

Auditor's No.: 200701190118

Regarding: Intersection improvements for Division Street and Waugh Road

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Plat of Cedar Heights PUD 1 / Phase 2

Recorded: May 31, 2007

Auditor's No.: 200705310138

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):

Recorded: January 19, 2007 and May 31, 2007

Auditor's Nos.: 200701190117 and 200705310139

Imposed By: Cedar Heights PUD No. 1 Homeowners Association

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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:

Recorded: May 31, 2007

Auditor's No.: 20075310139

Executed By: Cedar Heights, LLC

AMENDED BY INSTRUMENT:

Recorded: June 20, 2007, January 11, 2008, April 4, 2013, July 11, 2013 and August 22, 2013

Auditor's Nos.: 200706200116, 200801110076, 201304040067, 201307110091 and 201308220077, respectively.

If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. Recorded February 11, 2011 under Auditor's File No. 201102110128.

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Assessments, if any, due and owing Cedar Heights Homeowners Association.