

202503280109

03/28/2025 10:47 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Troy and Colleen Peterson
4465 Cody Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250874
Mar 28 2025
Amount Paid \$9117.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 002556-JB

Statutory Warranty Deed

Chicago Title
620057737

THE GRANTORS Aaron Lee Sterling and Trina Louise Sterling, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Troy Peterson and Colleen Peterson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
LOT 89, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1

Tax Parcel Number(s): P125785 / 4917-000-089-0000

LOT 89, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 2007 UNDER RECORDING NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 3/25/25Aaron Lee Sterling
Aaron Lee SterlingTrina Louise Sterling
Trina Louise SterlingSTATE OF WASHINGTON
COUNTY OF SNOHOMISH SS:

I certify that I know or have satisfactory evidence that Aaron Lee Sterling and Trina Louise Sterling

are the persons who appeared before me, and said persons acknowledged that
signed this instrument and acknowledge it to be their they free and voluntary act for the
uses and purposes mentioned in this instrument.Dated: MARCH 25, 2025Notary Public in and for the State of WASHINGTON
Residing at SEATTLE, WASHINGTON
My appointment expires: JUNE 04, 2026

TYLER G HENTHORN
Notary Public
State of Washington
Commission # 171968
My Comm. Expires Jun 4, 2026

LPB

EXHIBIT "A"

Mound Fill System Installation Conditional Agreement**Recording Date:** August 31, 1987**Recording No.:** 8708310002**Agreement and the terms and conditions thereof:****Executed by:** Arnold P. Libby**And Between:** AAA Mechanical Cont.**Recording Date:** December 8, 1998**Recording No.:** 9812090103**Agreement, including the terms and conditions thereof;****Between:** Lee M. Utke, and Cedar Heights, LLC**Recorded:** November 22, 2005**Recording No.:** 200511220026**Easement, including the terms and conditions thereof, granted by instrument(s);****Recording Date:** May 22, 2006**Recording No.:** 200605220168**In favor of:** Puget Sound Energy, Inc.**Regarding:** Electric transmission and/or distribution line**Easement, including the terms and conditions thereof, granted by instrument(s);****Recording Date:** May 22, 2006**Recording No.:** 200605220169**In favor of:** Puget Sound Energy, Inc.**Regarding:** Electric transmission and/or distribution line**Easement, including the terms and conditions thereof, granted by instrument(s);****Recording Date:** May 22, 2006**Recording No.:** 200605220170**In favor of:** Puget Sound Energy, Inc.**Regarding:** Electric transmission and/or distribution line

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**Modification(s) of said covenants, conditions and restrictions****Recording Date:** May 23, 2007**Recording No.:** 200705230164

EXHIBIT "A"**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

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:

Recording No: 200701190116:

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Cedar Heights PUD No. 1 Homeowners Association

Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road:

Recording Date: January 19, 2007
Recording No.: 200701190118

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

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."

Assessments, if any, levied by Cedar Heights PUD 1 Homeowners Association.

Assessments, if any, levied by Mt Vernon.

City, county or local improvement district assessments, if any.