

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250922

Apr 01 2025

Amount Paid \$8761.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Robert E Stoddard and Amy L Stoddard
801 Shantel Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058446

CHICAGO TITLE CO.
620058446

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rick Owens and Laura L. Owens, who acquired title as Lori L Owens, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Robert E Stoddard and Amy L Stoddard, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 124, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2, REC NO. 200705310138

Tax Parcel Number(s): P126179 / 4929-000-124-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 28 March 2025Rick Owens

Rick Owens

Laura L Owens

Laura L Owens

State of WASHINGTONCounty of KingThis record was acknowledged before me on 28 March 2025 by Rick Owens and Laura L Owens.LB Yuen

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 11/09/2027

L B YUEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210977
COMMISSION EXPIRES 11/09/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126179 / 4929-000-124-0000

LOT 124, 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"
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;

Recorded: August 31, 1987
 Recording No.: 8708310002, records of Skagit County, Washington
 Affects: West 165 feet of the North 528 feet of the East Half of the Northeast
 Quarter of the Southwest Quarter of Section 22, Township 34 North, Range
 4 East of the Willamette Meridian

2. Agreement, including the terms and conditions thereof; entered into;

By: Arnold P. Libby
 And Between: AAA Mechanical Cont.
 Recorded: December 9, 1998
 Recording No. 9812090103, records of Skagit County, Washington
 Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East
 Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North,
 Range 4 East of the Willamette Meridian

3. Agreement, including the terms and conditions thereof; entered into;

By: Lee M. Utke, Grantor
 And Between: Cedar Heights, LLC, Grantee
 Recorded: November 22, 2005
 Recording No. 200511220026, records of Skagit County, Washington
 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.

4. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;

Recorded: July 11, 2006
 Recording No.: 200607110067, records of Skagit County, Washington
 Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter
 of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 22, 2006
 Recording No.: 200605220165, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary
 appurtenances
 Affects:

EXHIBIT "B"**Exceptions
(continued)**

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.

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 22, 2006
 Recording No.: 200605220165, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: 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.

7. 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 the Plat of Cedar Heights PUD 1 Phase 2:

Recording No: 200705310138

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 22, 2006
 Recording No.: 200605220169, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

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.

EXHIBIT "B"Exceptions
(continued)

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 22, 2006
Recording No.: 200605220170, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: 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.

10. 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.: 200705230184

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

EXHIBIT "B"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 22, 2013
Recording No.: 201308220077

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cedar Heights PUD No. 1 Homeowners Association
Recording Date: January 19, 2007
Recording No.: 200701190117
Recording Date: May 31, 2007
Recording No.: 200705310139

12. Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;

Recorded: January 19, 2007
Recording No.: 200701190118, records of Skagit County, Washington

13. 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: May 31, 2007
Recording No.: 200705310139

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007
Recording No.: 200706200116

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 11, 2008
Recording No.: 200801110076

14. 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

EXHIBIT "B"Exceptions
(continued)

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."

15. Assessments, if any, levied by Mt Vernon.
16. City, county or local improvement district assessments, if any.
17. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.