

**When recorded return to:**

Oscar Salinas and Marisela Elvira Salinas  
254 Dallas Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251036

Apr 09 2025

Amount Paid \$9117.00

Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620058510

Escrow No.: 620058510

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Christopher Jones, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Marisela Elvira Salinas and Oscar Salinas, a married couple

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

LOT 14, 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.

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

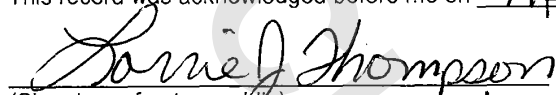
Tax Parcel Number(s): P125710 / 4917-000-014-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 4/8/25  
Christopher JonesState of WashingtonCounty of SKagitThis record was acknowledged before me on April 8, 2025 by Christopher Jones.  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

**EXHIBIT "A"**

## Exceptions

1. Mound Fill System Installation Conditional Agreement  
Recording Date: August 31, 1987  
Recording No.: 8708310002
2. Service Contract and the terms and conditions thereof:  
Executed by: Arnold P. Libby  
And Between: AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103
3. Restrictions contained in said deed:  
Between: Lee M. Utke, an unmarried individual and Cedar Heights, LLC, a Washington limited liability company  
Recorded: November 22, 2005  
Recording No.: 200511220026
4. 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., a Washington corporation  
Regarding: Electric transmission and/or distribution line
5. 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., a Washington corporation  
Regarding: Electric transmission and/or distribution line
6. 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., a Washington corporation  
Regarding: Electric transmission and/or distribution line
7. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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

Modification(s) of said covenants, conditions and restrictions

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

8. 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

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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

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

HEIGHTS PUD 1, PHASE 1:

Recording No: 200701190116

10. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road:
- Recording Date: January 19, 2007  
Recording No.: 200701190118
11. 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."
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Mt Vernon.
14. City, county or local improvement district assessments, if any.