

When recorded return to:
Lindsay Abuyan and Nico Kunst
3936 Primrose Lane #203
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252304
Jul 21 2025
Amount Paid \$8672.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

CHICAGO TITLE
620059396-7pgs

THE GRANTOR(S) Gregory M Maxwell and Colleen D Maxwell, a married couple and Daniel S Maxwell, an unmarried person and Kelli M Beverstock, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Lindsay Abuyan and Nico Kunst, a married couple

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

LOT 67, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF,
RECORDED JANUARY 19, 2007 UNDER AUDITORS FILE 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.)

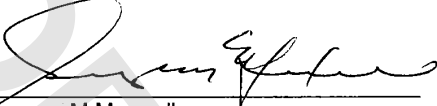
Tax Parcel Number(s): P125763 / 4917-000-067-0000, ,

Subject to:

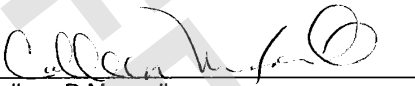
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: July 14, 2025



Gregory M Maxwell

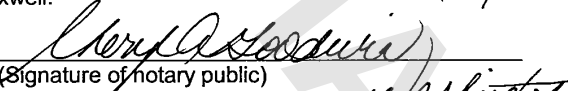


Colleen D Maxwell

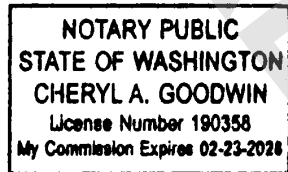
State of Washington

County of King

This record was acknowledged before me on 7/14/2025 by Gregory M Maxwell and Colleen D Maxwell.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2-23-2028



STATUTORY WARRANTY DEED

(continued)

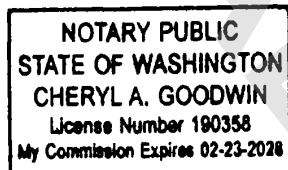
Dated: July 14, 2025


Daniel S Maxwell

State of Washington

County of KingThis record was acknowledged before me on 7/14/2025 by Daniel S Maxwell.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2-23-2028



STATUTORY WARRANTY DEED

(continued)

Dated: July 15, 2025Kelli M Beverstock
Kelli M Beverstock

State of Washington

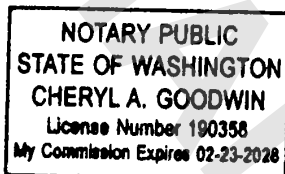
County of SnohomishThis record was acknowledged before me on 7/15/2025 by Kelli M Beverstock.Cheryl A Goodwin
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 2-23-2028

EXHIBIT "A"

Exceptions

1. Mound Fill System Installation Conditional Agreement
Recording Date: August 31, 1987
Recording No.: 8708310002
2. Agreement;
Executed by: Arnold P. Libby
And Between: AAA Mechanical Cont.
Recording Date: December 9, 1998
Recording No.: 9812090103
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
Auditor's 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.
Said document is a re-recording of Document recorded under Recording No. 200507220135.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 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:
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
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 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.

EXHIBIT "A"Exceptions
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 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.
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
Recording Date: January 19, 2007
Recording No.: 200701190117
Recorded: May 23, 2007
Recording No.: 200705230184, records of Skagit County, Washington
Recorded: June 20, 2007
Recording No.: 200706200115, records of Skagit County, Washington
Recorded: January 11, 2008
Recording No.: 200801110076, records of Skagit County, Washington
Recorded: April 4, 2013
Recording No.: 201304040067, records of Skagit County, Washington
Recorded: July 11, 2013
Recording No.: 201307110091, records of Skagit County, Washington
Recorded: August 22, 2013
Recording No.: 201308220077, records of Skagit County, Washington
8. 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
9. 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

EXHIBIT "A"Exceptions
(continued)

Auditor's No(s): 200701190117, records of Skagit County, Washington
Imposed By: Cedar Heights PUD No. 1 Homeowners Association
Amended by instrument(s):
Recording Date: January 11, 2008
Recording No: 200801110076

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. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Mt Vernon.