

When recorded return to:  
Cedar Band Housing Finance Agency  
1180 Northwest Maple Street  
110  
Issaquah, WA 98027

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252478

Aug 01 2025

Amount Paid \$9063.60

Skagit County Treasurer

By BELEN MARTINEZ Deputy

400209-LT

**Escrow Number: 2025-8-64984**

Filed for Record at the request of: Aegis Land Title Group

### STATUTORY WARRANTY DEED

THE GRANTOR(S), Victor Manuel Perez Soto, formerly known as Victor Perez, a single man, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Cedar Band Housing Finance Agency Inc., a Utah Corporation, the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey, and including the attached **Exhibit "B"**

Abbreviated Legal: Lot 1 & Ptn Lot 2, Blk14, Vernon Heights 2nd Add.

Tax Parcel Number(s): P54642 / 3764-014-002-0009

Dated: July 31, 2025\_\_\_\_\_

Victor Manuel Perez Soto

Victor Manuel Perez Soto



STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

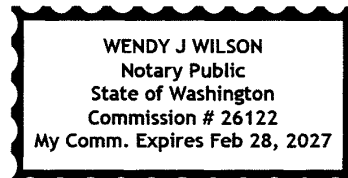
Signed and sworn to (or affirmed) before me on this 31st day of July,  
2025 by Victor Manuel Perez Soto.

Wendy Wilson

Signature

Notary Public

Title



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My appointment expires: **February 28, 2027**

☒ This notarial act involved the use of communication technology (check box if applicable).

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Property Description:**

**Property 1:**

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

Lot 1 and the North 20 feet of Lot 2, Block 14, Vernon Heights Second Addition to Mt. Vernon, According to the plat thereof recorded in Volume 3 of Plats, Page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

1. 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: Vernon Heights Second Addition to Mt. Vernon, Wash. Recorded: June 7, 1907

Auditor's No.: 62596 (Volume 3 of Plats, page 62)

2. City of Mount Vernon Ordinance No. 2566 and the terms and conditions thereof as recorded November 2, 1993 under Auditor's File No. 9311020101 .

3. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on January 24, 2020 under Auditor's File No. 202001240120 .

Reference is made to said document for full particulars.

4. Except, and subject to any loss, expenses, costs, legal actions or challenges, or the defense thereof, related to Cedar Band

Housing Finance Agency brought by any tribal member, third party or otherwise, which results in litigation, financial loss,

remediation costs and expenses, or challenges to the title of ownership to the property, all such expenses, costs, litigation,

including the defense thereof, is excepted to under the terms of the policy.

5. Terms and conditions set forth in the Program Administration Agreement between Trio Capital, LLC and Cedar Band

Housing Finance Agency dated April 16, 2021 and any amendments thereto.