

202509050055

09/05/2025 11:37 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

When recorded return to:

Attila and Marianna Erika Hegyi  
23011 94th Pl W  
Edmonds, WA 98020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252919

Sep 05 2025

Amount Paid \$8850.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of  
Mauseth Legal, PLLC  
Escrow Number: 002780-SB

Chicago Title  
620059172

### Statutory Warranty Deed

THE GRANTOR Donna M. Busk, who acquired title as Donna M. McAllister a married woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Attila Hegyi and Marianna Erika Hegyi, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

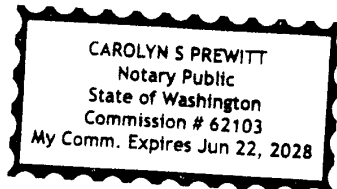
LT 182, PLAT OF CEDAR HEIGHTS PUD 1 PHASE 2, REC NO. 200705310138

Tax Parcel Number(s): P126237 / 4929-000-182-0000

LOT 182, PLAT OF CEDAR HEIGHTS PUD 1 / PHASE 2, ACCORDING TO THE PLAT THEREOF,  
RECORDED MAY 31, 2007 UNDER RECORDING NO. 200705310138, 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 8/28/25Donna Busk  
Donna M. BuskSky B Busk  
Sky B BuskSTATE OF Washngt. }  
COUNTY OF Snohomish } SS:I certify that I know or have satisfactory evidence that **Donna M. Busk** and **Sky B Busk**is the person who appeared before me, and said person acknowledged that he/she  
signed this instrument and acknowledge it to be his/her free and voluntary act for the  
uses and purposes mentioned in this instrument.Dated: Aug 28, 2025Carolyn S. PrewittNotary Public in and for the State of Wash  
Residing at Everett  
My appointment expires: 6/22/2028

## Exhibit "A"

**SPECIAL EXCEPTIONS:**

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

Recording Date: August 31, 1987  
Recording No.: 8708310002  
Affects: Portion of said premises

Agreement, including the terms and conditions thereof;

Between: Arnold P. Libby and AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103

Agreement, including the terms and conditions thereof;

Between: Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee  
Recording Date: November 22, 2005  
Recording No.: 200511220026  
Regarding: Sewer and storm drain

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

Recording Date: July 11, 2006  
Recording No.: 200607110067

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  
Affects: Portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: May 22, 2006  
Recording No.: 200605220170  
Regarding: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Heights PUD I / Phase 2:

Recording No.: 200705310138

Covenants, conditions and restrictions 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

Modification(s) of said covenants, conditions and restrictions

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

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 1 Homeowners Association  
Recording Date: January 19, 2007  
Recording No.: 200701190117

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

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

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recording Date: May 31, 2007  
Recording No.: 200705310139  
Executed By: Cedar Heights, LLC

AMENDED by instrument(s):

Recording No.: 200706200116  
Recording No.: 200801110076

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

Assessments, if any, levied by the City of Mount Vernon.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025  
Tax Account No.: P126237/4929-000-182-0000  
Levy Code: 0930  
Assessed Value-Land: \$187,200.00  
Assessed Value-Improvements: \$350,800.00

General and Special Taxes:

Billed: \$5,695.45  
Paid: \$2,847.75  
Unpaid: \$2,847.70

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