

When recorded return to:

Gerardo Hernández and Erica Vela
4509 Skylers Alley
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253743

Nov 17 2025

Amount Paid \$7685.00

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

620059920

Escrow No.: 620059920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Salvador Cisneros and Mayra Cisneros, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Gerardo Hernandez and Erica Vela, a married couple

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

LOT 210, 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.

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

Tax Parcel Number(s): P126265 / 4929-000-210-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: November 10, 2025Salvador Cisneros
Salvador CisnerosMayra Cisneros
Mayra CisnerosState of WashingtonCounty of SkagitThis record was acknowledged before me on November 10, 2025 by Salvador Cisneros and Mayra Cisneros.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"

Exceptions

1. 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

2. Agreement, including the terms and conditions thereof;
 Between: Arnold P. Libby and AAA Mechanical Cont.
 Recording Date: December 9, 1998
 Recording No.: 9812090103

3. Agreement, including the terms and conditions thereof;
 Between: Lee M. Utke, Grantor and Cedar Heights, LLC, a Washington Limited Liability Company Grantee
 Recording Date: November 22, 2005
 Recording No.: 200511220026
 Regarding: Sewer and storm drain

4. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;
 Recording Date: July 11, 2006
 Recording No.: 200607110067

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
 Affects: Portion of said premises

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recording Date: May 22, 2006
 Recording No.: 200605220170
 Regarding: Puget Sound Energy, Inc., a Washington corporation
 For: Electric transmission and/or distribution line

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,

EXHIBIT "A"Exceptions
(continued)

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 2:

Recording No: 200705310138

8. 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 No.: 200705230184

Recording No.: 200706200115

Recording No.: 200801110076

Recording No.: 201304040067

Recording No.: 201307110091

Recording No.: 201308220077

9. 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 Homeowner's Association

Recording Date: January 19, 2007

Recording No.: 200701190117

10. 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

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

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200706200116
Recording No.: 200801110076

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.