202511170036

11/17/2025 10:50 AM Pages: 1 of 5 Fees: \$307.50

Skagit County Auditor, WA

When recorded return to: Gerardo Hernandez 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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620059920

CHICAGO TITLE 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

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STATUTORY WARRANTY DEED

(continued)

Dated: November 10, 2025

Salvador Cisneros

Mayra Cisneros

State of Washington

County of <u>Skagit</u>

This record was acknowledged before me on <u>NINEM DEV 10</u>, <u>2025</u> by Salvador Cisneros and Mayra Cisneros.

(Signature of notary public)

Notary Public in and for the State of Washing Time

My appointment expires: 06/29/2011

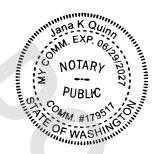


EXHIBIT "A"

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

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

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,

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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

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if 8. 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 201304040067

Recording No.:

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

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EXHIBIT "A"

Exceptions (continued)

Recording Date:

May 31, 2007 200705310139

Recording No.:

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.
- Assessments, if any, levied by Mt Vernon. 13.
- 14. City, county or local improvement district assessments, if any.

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