

When recorded return to:
Donald Rose and Cynthia Rose
9130 Star Fall Cir
Littleton, CO 80125

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260288

Feb 03 2026

Amount Paid \$8325.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060529

CHICAGO TITLE
620060529

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicole K. Marsolais, 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 Donald Rose and Cynthia Rose, a married couple

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

LOT 12, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF
RECORDED JANUARY 19, 2007, UNDER AUDITOR 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): P125708 / 4917-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/31/2025

NICOLE K. MARSOLAIS

Nicole K. Marsolais

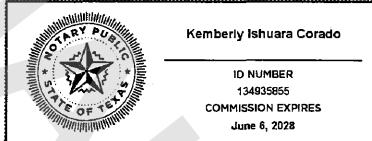
State of Texas

County of Denton

This record was acknowledged before me on 31st December 2025 by Nicole K. Marsolais.



(Signature of notary public) Kemberly Ishuara Corado
Notary Public in and for the State of Texas
My appointment expires: 06/06/2028



Electronically signed and notarized online using the Proof platform.

EXHIBIT "A"
Exceptions

1. Mound Fill System Installation Conditional Agreement
Recording Date: August 31, 1987
Recording No.: 8708310002
2. Agreement and the terms and conditions thereof:
Executed by: Arnold P. Libby
And Between: AAA Mechanical Cont.
Recording Date: December 9, 1998
Recording No.: 9812090103
3. Agreement, including the terms and conditions thereof;
Between: Lee M. Utke, and Cedar Heights, LLC
Recorded: November 22, 2005
Recording No.: 200511220026
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: May 22, 2006
Recording No.: 200605220168
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
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.
Regarding: Electric transmission and/or distribution line
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: May 22, 2006
Recording No.: 200605220170
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
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

EXHIBIT "A"

Exceptions
(continued)

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

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. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Cedar Heights PUD No. 1 Homeowners Association

EXHIBIT "A"

Exceptions
(continued)

10. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road:

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

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

12. 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."

13. Assessments, if any, levied by Mt Vernon.

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 12/13/25
between Donald Rose Cynthia Rose ("Buyer")
and Nicole K Marsolais ("Seller")
concerning 214 Dallas St Mount Vernon WA 98274 (the "Property")

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentic
Cynthia Rose 12/13/2025
Buyer Date

Authentic
Nicole K Marsolais 10/23/2025
Seller Date

Authentic
Donald Rose 12/13/2025
Buyer Date

Seller Date