

202602190054

02/19/2026 12:34 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**

Adamaris Marlene Maya Martinez and Luis David  
De La Torre Martinez  
1123 Shantel Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260455

Feb 19 2026

Amount Paid \$9384.00

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

Escrow No.: 620060764

**CHICAGO TITLE**

*620060764*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Clemente Armendariz and Gabriela Armendariz, 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 Adamaris Marlene Maya Martinez and Luis David De La Torre  
Martinez, a married couple

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

LOT 138, 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): P126193 / 4929-000-138-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 02/13/2026

*Clemente Armendariz*

Clemente Armendariz

*Gabriela Armendariz*

Gabriela Armendariz

State of Montana

County of Gallatin

This record was acknowledged before me on 02/13/2026 by Clemente Armendariz and Gabriela Armendariz.

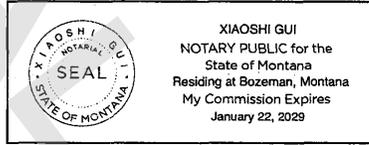
*Handwritten signature of notary public*

(Signature of notary public)

Notary Public in and for the State of Montana

My appointment expires: 01/22/2029

Notarized remotely online using communication technology via Proof.



**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: West 165 feet of the North 528 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
2. Agreement, including the terms and conditions thereof;  
Between: Arnold P. Libby and AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103  
Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
3. Agreement, including the terms and conditions thereof;  
Between: Lee M. Utke and Cedar Heights, LLC, a Washington Limited Liability Company  
Recording Date: November 22, 2005  
Recording No.: 200511220026  
As Follows: Grantee agrees to pay all costs associated to plat the new subdivision, including sewer hookup fees for existing house. Grantee agrees that Grantor's existing house shall have a storm drain connection. Grantee agrees, if overhead lines to existing house are required to be relocated, it will be at Grantee's expense.
4. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;  
Recording Date: July 11, 2006  
Recording No.: 200607110067  
Affects: The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 22, 2006  
Recording No.: 200605220165  
Affects:

**EXHIBIT "A"**

Exceptions  
(continued)

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

6. 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:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: May 22, 2006  
 Recording No.: 200605220165  
 Affects: A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

8. 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, together with necessary appurtenances  
 Affects: A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within

**EXHIBIT "A"**Exceptions  
(continued)

the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

9. 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 the Plat of Cedar Heights PUD 1 Phase 2:

Recording No: 200705310138

10. 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

11. 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

12. 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

**EXHIBIT "A"**Exceptions  
(continued)

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

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200706200116  
Recording No.: 200801110076

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Skagit County "Right to Farm" Disclosure Statement as recorded under Recording No. 201203150044.
17. Assessments, if any, levied by Mt Vernon.
18. City, county or local improvement district assessments, if any.