

When recorded return to:
Zhipeng Zhang
4471 E Broadway St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260737
Mar 16 2026
Amount Paid \$8974.60
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620061373
Escrow No.: 245477467

Chicago Title
620061373

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daisy Cardona-Kay, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Zhipeng Zhang, an unmarried person

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

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

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

LT 37, PLAT OF CEDAR HEIGHTS PUD, PH 1

Tax Parcel Number(s): P125733, 4917-000-037-0000

Subject to:

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."

EXHIBIT "A"
Legal Description

LOT 37, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, ACCORDING TO THE PLAT THEREOF
RECORDED JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

STATUTORY WARRANTY DEED
(continued)

Dated: 3/11/26

Daisy Cardona-Kay
Daisy Cardona-Kay

State of WA
County of Snohomish
This record was acknowledged before me on March 11, 2026 by Daisy Cardona-Kay.

Dale Riew
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 12-10-26



EXHIBIT "B"
Exceptions

1. 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 and the terms and conditions thereof:

Executed by: Arnold P. Libby

And Between: 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

Recorded: 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. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: May 22, 2006

Recording No.: 200605220165

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.

5. 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 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

EXHIBIT "B"
Exceptions

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

6. 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
Recording Date: January 19, 2007
Recording No.: 200701190117

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, 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

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

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

9. 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:

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 roadrights-of-way.

10. 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

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.

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