



201310230071

Skagit County Auditor \$76.00
10/23/2013 Page 1 of 5 1:43PM

When recorded return to:
Danny J. Dodson and Donna L. Dodson
4515 Broadway Street
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019993

**CHICAGO TITLE
620019993**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis Wayne Rogers, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Danny J. Dodson and Donna L. Dodson, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 34, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, according to the plat thereof, recorded
January 19, 2007 under Auditor's File No. 200701190116, records of Skagit County, Washington.

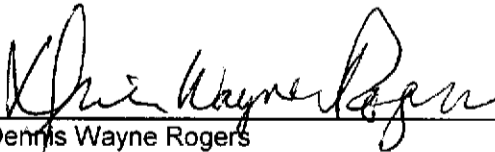
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125730 / 4917-000-034-0000

Subject to: Covenants, Conditions, Restrictions and Easements of record as more fully described in
Chicago Title Order 620019993, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "A"

Dated: October 21, 2013


Dennis Wayne Rogers

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20134272
OCT 23 2013

Amount Paid \$ 4,010.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Dennis Wayne Rogers
(s) are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10/22/13

Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arlington WA
My appointment expires: 8/19/14

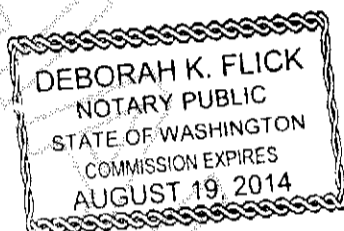


EXHIBIT "A"
Exceptions

1. Mound Fill System Installation Conditional Agreement
Recording Date: August 31, 1987
Recording No.: 8708310002

2. Agreement:
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, entered into;
By: Lee M. Utke, Grantor
And Between: Cedar Heights, LLC, Grantee
Recorded: November 22, 2005
Auditor's No. 200511220026, records of Skagit County, Washington
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, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220165, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary
appurtenances
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. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220169, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary
appurtenances
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.

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220170, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
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 the above described parcel. This easement description may be



EXHIBIT "A"

Exceptions
(continued)

- superseded at a later date with a surveyed description provided at no cost to Grantee.
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: January 19, 2007
Auditor's No(s): 200701190117, records of Skagit County, Washington
Executed By: Cedar Heights LLC
- AMENDED by instrument(s):
Recorded: May 23, 2007, June 20, 2007; January 11, 2008, April 4, 2013, July 11, 2013 and August 22, 2013
Auditor's No(s): 200705230184; 200706200115; 200801110076, 201304040067, 201307110091 and 201308220077 records of Skagit County, Washington
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 19, 2007
Auditor's No(s): 200701190117, records of Skagit County, Washington
Imposed By: Cedar Heights PUD No. 1 Homeowners Association
- Amended by instrument(s):
Recording Date: January 11, 2008
Recording No: 200801110076
10. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road
Recording Date: January 19, 2007
Recording No.: 200701190118
11. Notice contained in deed
Recording Date: September 21, 2007
Recording No.: 200709210002
Regarding: Skagit County Right to Farm Ordinance
12. Liability to future assessments, if any, levied by the City of Mount Vernon
13. City, county or local improvement district assessments, if any.
14. Dues, charges and assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.



201310230071

EXHIBIT "A"

Exceptions
(continued)

SKAGIT RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201310230071