

When recorded return to:
Thomas L. Brown
TLB Family Properties
1777 S. Burlington Blvd, #215
Burlington, WA 98233



201606280072

Skagit County Auditor \$77.00
6/28/2016 Page 1 of 5 11:29AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027211

CHICAGO TITLE
620027211 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joshua Mark Kuhn and Kari Kuhn, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to TLB Family Properties, a Washington limited liability company
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 74, 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): P125770/4917-000-074-0000

Subject to:

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

2016 2670
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 28 2016

Amount Paid \$ 49.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 20, 2016

Joshua Mark Kuhn
Joshua Mark Kuhn

Kari Kuhn
Kari Kuhn

the
State of ~~WASHINGTON~~ NEW YORK
County of ~~SKAGIT~~ MONROE
kna

I certify that I know or have satisfactory evidence that Joshua Mark Kuhn and Kari Kuhn are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/24/16

Kathy M. Ahearn
Name: Kathy M. Ahearn
Notary Public in and for the State of New York
Residing at: Stamington, N.Y.
My appointment expires: 10/7/2017

KATHY M AHEARN
Notary Public - State of New York
NO. 01AH6290769
Qualified in Ontario County
My Commission Expires Oct 7, 2017

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.

EXHIBIT "A"

**Exceptions
(continued)**

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 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**

EXHIBIT "A"

Exceptions
(continued)

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. Skagit County Right to Farm Disclosure, including the terms, covenants and provisions thereof;

Recording Date: MARCH 31, 2009

Recording No.: 200903310114

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.