

When recorded return to:
Marshall Lobbestael and Jordyne Lobbestael
4464 Scotts Alley
Mount Vernon, WA 98274



Skagit County Auditor
5/22/2017 Page 1 of 5 3:55PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620030841

CHICAGO TITLE
620030841

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph Wilbur and Claire E. Wilbur, 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 Jordyne Lobbestael and Marshall Lobbestael, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 173, "Plat of Cedar Heights PUD 1, Phase 2," as per plat recorded on May 31, 2007 under
Auditor's File No. 200705310138, records of Skagit County, Washington.

Situate in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126228 / 4929-000-173-0000.

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 8, 2017

Joseph Wilbur

Claire E. Wilbur

2017 2218
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 22 2017
Amount Paid \$ 48.11
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Joseph Wilbur & Claire Wilbur
is/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: May 19 2017

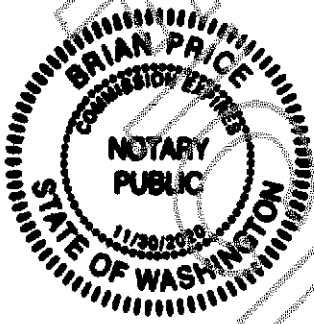


Name: Brian Price

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 11/30/2020



UNOFFICIAL DOCUMENT

EXHIBIT "A"
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;
Recorded: August 31, 1987
Auditor's No(s): 8708310002, records of Skagit County, Washington
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; entered into;
By: Arnold P. Libby
And Between: AAA Mechanical Cont.
Recorded: December 9, 1998
Auditor's No. 9812090103, records of Skagit County, Washington
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. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;
Recorded: July 11, 2006
Auditor's No(s): 200607110067, records of Skagit County, Washington
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, 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.

6. 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 2:

Recording No: 200705310138

7. 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

EXHIBIT "A"

Exceptions (continued)

- In favor of: Puget Sound Energy, Inc.
For appurtenances: Electric transmission and/or distribution line, together with necessary
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.
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200805220170, 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.
9. 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, and 200801110076, 201304040067,
201307110091 and 201308220077, records of Skagit County, Washington
10. 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 and May 31, 2007
Auditor's No(s): 200701190117 and 200705310139, records of Skagit County, Washington
Imposed By: Cedar Heights PUD No. 1 Homeowners Association
11. Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the
Intersection Improvements for Division Street and Waugh Road;
Recorded: January 19, 2007
Auditor's No(s): 200701190118, records of Skagit County, Washington
12. 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: May 31, 2007
Auditor's No(s): 200705310139, records of Skagit County, Washington
Executed By: Cedar Heights, LLC
- AMENDED by instrument(s):
Recorded: June 20, 2007 and January 11, 2008
Auditor's No(s): 200706200116 and 200801110076, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

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

Recording Date: June 15, 2009
Recording No.: 200906150234

14. City, county or local improvement district assessments, if any.
15. Dues, charges and assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.
16. Liability to future assessments, if any, levied by the City of Mount Vernon.