

POOR ORIGINAL

When recorded return to:
Christopher Hoof and Kay Hoof
4521 Steve's Alley
Mount Vernon, WA 98274



201907300089

07/30/2019 03:27 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500086711

CHICAGO TITLE
500086711

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lori L. Olson and Dale S. Olson, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher Hoof and Kay Hoof, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 180, PLAT OF CEDAR HEIGHTS PUD I 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, SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX,
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126235

Subject to:

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

20193104
JUL 30 2019
Amount Paid \$6057.00
Skagit Co. Treasurer
By *Mh* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 19, 2019

Lori L. Olson
Lori L. Olson

Dale S. Olson
Dale S. Olson

State of WA

County of Benton

I certify that I know or have satisfactory evidence that Lori L. Olson, Dale S. Olson 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: 7/25/19

Thomas P Lind
Name: Thomas P Lind
Notary Public in and for the State of WA
Residing at: Benton County
My appointment expires: 2-28-23

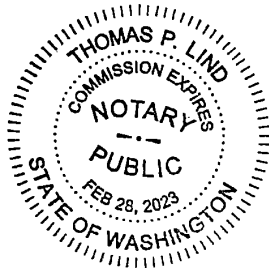


EXHIBIT "A"
Exceptions

1. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof:
 Recording Date: August 31, 1987
 Recording No.: 8708310002

2. Agreement and the terms and conditions thereof:
 Executed by: Arnold P. Libby and AAA Mechanical Cont.
 Recording Date: December 9, 1998
 Recording No.: 9812090103

3. Agreement and the terms and conditions thereof:
 Executed by: Lee M. Utke and Cedar Heights, LLC
 Recording Date: November 22, 2005
 Recording No.: 200511220026

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 2:
 Recording No: 200705310138

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
 Recording Date: May 22, 2006
 Recording No.: 200605220169
 Affects: as described in said instrument

6. 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 distribution line
 Recording Date: May 22, 2006
 Recording No.: 200605220170
 Affects: as described in said instrument

EXHIBIT "A"Exceptions
(continued)

Modification(s) of said easement:

Recording Date: May 23, 2007
Recording No.: 200705230184

Modification(s) of said easements

Recording Date: June 20, 2007
Recording No.: 200706200115

Modification(s) of said easement:

Recording Date: January 11, 2008
Recording No.: 200801110076

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed by instruments:

Recorded: January 19, 2007 and May 31, 2007
Recording No.: 200701190117 and Recording No.: 200705310139

8. Agreement to participate in the intersection improvements for Division Street and Waugh road and the terms and conditions thereof

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

9. Agreement to participate in the intersection improvements for Division Street and Waugh Road:

Executed by: Cedar Heights, LLC
Recording Date: May 31, 2007
Recording No.: 200705310139

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007
Recording No.: 200706200116

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 11, 2008
Recording No.: 200801110076

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"Exceptions
(continued)

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

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.
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."