



201909250125

09/25/2019 03:32 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Mark W. Carabba and Jody L. Carabba
PO Box 1504
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO. 19-2407

THE GRANTOR(S) Mary P. Lorente, as her separate estate, 942 Dallas St. Mount

for and in consideration of ten dollars and other valuable consideration Vernon WA 98274 msf

in hand paid, conveys, and warrants to Mark W. Carabba and Jody L. Carabba, husband and wife

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

LOT 156, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 31, 2007, UNDER AUDITOR'S FILE NO. 200705310138, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P126211 & 4929-000-156-0000

Dated: 9/19/19

Mary P. Lorente
Mary P. Lorente

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4105

SEP 25 2019

Amount Paid \$ 643.⁰⁰
Skagit Co. Treasurer
By MAN Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Mary P. Lorente is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19 day of September, 2019

Mary Miller
Signature

Notary Public
Title



My appointment expires: 01-19-2022

EXHIBIT A

19-2907-MM

1. RESERVATION CONTAINED IN DEED:

Executed by: Lee M. Utke

Recorded: November 22, 2005

Auditor's No.: 200511220026

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200507220135.

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 22, 2006, as Auditor's File No. 200605220170.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Cedar Heights PUD 1/Phase 1 recorded January 19, 2007 as Auditor's File No. 200701190116.

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedar Heights LLC, recorded January 19, 2007 as Auditor's File No. 200701190117.

Said instrument was modified by instruments recorded under Auditor's File Nos. 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedar Heights, LLC, recorded May 31, 2007 as Auditor's File No. 200705310139.

Said instrument was modified by instruments recorded under Auditor's File Nos. 200706200116, 201304040067 and 201307110091.

6. Agreement, affecting subject property, regarding Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road and the terms and provisions thereof between Cedar Heights LLC and City of Mount Vernon, recorded January 19, 2007 as Auditor's File No. 200701190118.

7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Cedar heights PUD 1/Phase 2 recorded May 31, 2007 as Auditor's File No. 200705310138.

8. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 22, 2006, as Auditor's File No. 200605220169.

9. Title notification that the subject property is adjacent to property designated Farm lands by Skagit county executed by Mary P. Lorente dated October 11, 2012, recorded October 15, 2012 as Auditor's File No. 201210150081. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2907-MM

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