



201911200117

11/20/2019 03:08 PM Pages: 1 of 8 Fees: \$108.50
Skagit County Auditor

When recorded return to:
Clemente Armendariz and Gabriela Armendariz
1123 Shantel Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620039827

CHICAGO TITLE
620039827

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian R. Hoyson and Jessica M. Neill Hoyson, 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 Clemente Armendariz and Gabriela Armendariz, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 138, 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P126193/ 4929-000-138-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-2021
NOV 20 2019

Amount Paid \$6888.42
Skagit Co. Treasurer
By *MA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 12, 2019

Brian R. Hoyson
Brian R. Hoyson

Jessica M. Neill Hoyson
Jessica M. Neill Hoyson

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Brian R. Hoyson Jessica M. Neill Hoyson
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: November 15, 2019

Scott A. Saylor
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/20

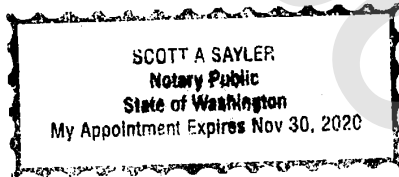


EXHIBIT "A"
Exceptions

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).

EXHIBIT "A"Exceptions
(continued)

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): 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: 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, 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
8. 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
9. 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

EXHIBIT "A"Exceptions
(continued)

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.

10. 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.
11. 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
12. 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
13. 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

EXHIBIT "A"Exceptions
(continued)

14. 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, January 11, 2008, April 4, 2013,

Auditor's No(s): 200706200116 and 200801110076, records of Skagit County, Washington

15. 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."

16. City, county or local improvement district assessments, if any.
17. Dues, charges and assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.
18. Liability to future assessments, if any, levied by the City of Mount Vernon.
19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.