

When recorded return to:
Margaret D. Krienen
817 Shantel Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046458

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-971

Mar 08 2021

Amount Paid \$6757.00

Skagit County Treasurer

By Chelsea Stalcup Deputy

CHICAGO TITLE

620046458

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew S. Warren and Susan M. Peters, unmarried persons, each as their respective separate estates

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Margaret D. Krienen, an unmarried person and Susan Grosvenor Krienen, an unmarried person

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

Lot 126, 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 the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P126181 / 4929-000-126-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 5, 2021

X Matthew S. Warren
Matthew S. Warren

J Susan M. Peters
Susan M. Peters

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Matthew S. Warren & Susan M. Peters
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/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3/5/2021

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayeville, WA
My appointment expires: 10/1/2023

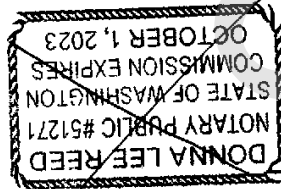
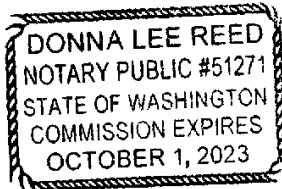


EXHIBIT "A"
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;
Recording Date: August 31, 1987
Recording No.: 8708310002
Affects: Portion of said premises
2. Agreement, including the terms and conditions thereof;
Between: Arnold P. Libby and AAA Mechanical Cont.
Recording Date: December 9, 1998
Recording No.: 9812090103
3. Agreement, including the terms and conditions thereof;
Between: Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee
Recording Date: November 22, 2005
Recording No.: 200511220026,
Regarding: Sewer and storm drain
4. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;
Recording Date: July 11, 2006
Recording No.: 200607110067
5. Easement, including the terms and conditions thereof, granted by instrument(s):
Recording Date: May 22, 2006
Recording No.: 200605220169
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
Affects: Portion of said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s):
Recording Date: May 22, 2006
Recording No.: 200605220170
Regarding: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line
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,

EXHIBIT "A"

Exceptions
(continued)

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. 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;

Recording Date: January 19, 2007
Recording No.: 200701190117
Executed By: Cedar Heights LLC

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

EXHIBIT "A"

Exceptions
(continued)

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof,
Imposed By: Cedar Heights PUD No. 1 Homeowner's Association
10. Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;
Recording Date: January 19, 2007
Recording No.: 200701190118
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;
Recording Date: May 31, 2007
Recording No.: 200705310139
Executed By: Cedar Heights, LLC
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
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowner's Association.
14. Assessments, if any, levied by the City of Mount Vernon.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 14, 2021
between Margaret D. Krienen Susan Grosvenor Krienen ("Buyer")
Buyer Buyer
and Matthew S Warren Susan M Peters ("Seller")
Seller Seller
concerning 817 Shantel Street Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated
Margaret D. Krienen 02/14/2021
Buyer 10:48:46 PM PST Date

Matthew Warren 2/15/21
Seller Date

Authenticated
Susan Grosvenor Krienen 02/15/2021
Buyer 12:19:58 AM PST Date

Susan m Peters 2/15/21
Seller Date