

When recorded return to:
Sergio Alberto Ramos and Liane Elise A. Meerkatz
Ramos
425 Dallas Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620046989

Escrow No.: 245440141

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard B. Turpin and Jane A. Turpin, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Sergio Alberto Ramos and Liane Elise Adele Meerkatz Ramos,
a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 81, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF,
RECORDED JANUARY 19, 2007 UNDER RECORDING NO. 200701190116, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

SUBJECT TO: REFER TO EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): P125777

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1862

Apr 29 2021

Amount Paid \$7765.00

Skagit County Treasurer

By Heather Beauvais Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 27, 2021

Richard B. Turpin

Richard B. Turpin

Jane A. Turpin

Jane A. Turpin

State of Nevada
County of Clark

I certify that I know or have satisfactory evidence that Richard B. Turpin and Jane A. Turpin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 04/28/2021

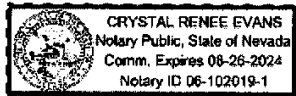
Crystal Renee Evans

Name: Crystal Renee Evans

Notary Public in and for the State of Nevada

Residing at: 6228 Little Elm St

My appointment expires: 08/26/2024



Notarized audio video communication

EXHIBIT "A"

1. Mound Fill System Installation Conditional Agreement

Recording Date: August 31, 1987

Recording No.: 8708310002

2. Agreement and the terms and conditions thereof:

Executed by: Arnold P. Libby

And Between: AAA Mechanical Cont.

Recording Date: December 9, 1998

Recording No.: 9812090103

3. Agreement, including the terms and conditions thereof;

Between: Lee M. Utke, and Cedar Heights, LLC

Recorded: November 22, 2005

Recording No.: 200511220026

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 22, 2006

Recording No.: 200605220168

In favor of: Puget Sound Energy, Inc.

Regarding: Electric transmission and/or distribution line

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

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 22, 2006

Recording No.: 200605220170

In favor of: Puget Sound Energy, Inc.

Regarding: Electric transmission and/or distribution line

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression,

medical condition or genetic information, 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 in the document

Recording Date: January 19, 2007

Recording No.: 200701190117

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

8. 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 1:
Recording No: 200701190116

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:
Imposed by: Cedar Heights PUD No. 1 Homeowners Association

10. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road:
Recording Date: January 19, 2007
Recording No.: 200701190118

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

12. Taxes and assessments as they become due and payable.