

**When recorded return to:**

Roy E. Hawes and Natalie M. Hawes  
4501 Broadway Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2387

May 28 2021

Amount Paid \$8539.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.  
620047285

Escrow No.: 620047285

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeffrey A. Stanbarger and Amanda E. Stanbarger, 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 Roy E. Hawes and Natalie M. Hawes, husband and wife

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

LOT 36, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT,  
RECORDED JANUARY 19, 2007 UNDER AUDITOR'S FILE 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.)

Tax Parcel Number(s): P125732 / 4917-000-036-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 25, 2021

[Signature]  
Jeffrey A. Stanbarger

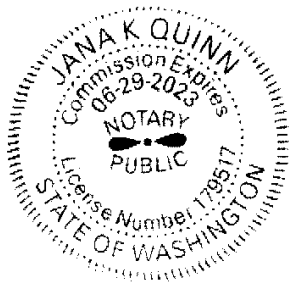
[Signature]  
Amanda E. Stanbarger

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that Jeffrey A. Stanbarger and Amanda E. Stanbarger 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: May 26 2021

[Signature]  
Name: Janak Quinn  
Notary Public, in and for the State of Washington  
Residing at: Arlyn, WA  
My appointment expires: 08/29/2023



**EXHIBIT "A"**  
Exceptions

1. Mound Fill System Installation Conditional Agreement  
Recording Date: August 31, 1987  
Recording No.: 8708310002
  
2. Agreement;  
Executed by: Arnold P. Libby  
And Between: AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103  
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. 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).  
  
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.
  
5. 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.

**EXHIBIT "A"**

Exceptions  
(continued)

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).

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): 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.

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

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

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cedar Heights PUD No. 1 Homeowners Association

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: January 19, 2007  
Recording No.: 200701190117

9. 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

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

11. Skagit County Right to Farm Disclosure, including the terms, covenants and provisions thereof;

Recording Date: February 27, 2009  
Recording No.: 200902270176

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 Mt Vernon.
14. City, county or local improvement district assessments, if any.