

When recorded return to:
Leilani Adel
227 Dallas Street
Mount Vernon, WA 98274

CHICAGO TITLE
020049020

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin T Yarbrough, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Leilani Adel, who also appears of record as Leilani Yarbrough, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 69, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, ACCORDING TO THE PLAT THEREOF,
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): P125765 / 4917-000-069-0000

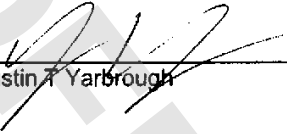
Subject to:

- 1. See Exhibit "A" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4872
Oct 22 2021
Amount Paid \$5285.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

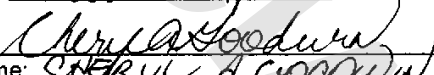
Dated: October 19, 2021


Justin T Yarbrough

State of WASHINGTON
County of SNOHOMISH

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

Dated: October 21, 2021


Name: CHERYL A. GOODWIN
Notary Public in and for the State of WASHINGTON
Residing at: EVERETT
My appointment expires: 2-24-24

NOTARY PUBLIC
STATE OF WASHINGTON
CHERYL A. GOODWIN
License Number 190358
My Commission Expires 02-24-2024

**EXHIBIT 'A'
EXCEPTIONS**

Order No.: 70180801

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.: 200605220169

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.: 200605220170

In favor of: Puget Sound Energy, Inc.

Regarding: Electric transmission and/or distribution line

6. 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 the Plat of Cedar Heights PUD 1, Phase 1:
Recording No: 200701190116

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,

EXHIBIT 'A'
EXCEPTIONS

(continued)

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. 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

Recording Date: January 19, 2007

Recording No.: 200701190117

9. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road:

Recording Date: January 19, 2007

Recording No.: 200701190118

10. 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

EXHIBIT 'A'
EXCEPTIONS
(continued)

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."

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