

**When recorded return to:**  
Janelle Jolene Livingston and Lukas Myles  
Livingston  
270 Dallas Street  
Mount Vernon, WA 98274

CHICAGO TITLE COMPANY  
620049736

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lori Cornelius and Cody Brehmeyer, sole heirs to Fred Owen Brehmeyer, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Janelle Jolene Livingston and Lukas Myles Livingston, wife and husband

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

LOT 16, 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.)

Tax Parcel Number(s): P125712 / 4917-000-016-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5958

Dec 30 2021

Amount Paid \$7685.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 29, 2021

*Lori Cornelius*  
Lori Cornelius  
*Cody Brehmeyer*  
Cody Brehmeyer

State of WASHINGTON  
County of KING

I certify that I know or have satisfactory evidence that Lori Cornelius is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-29-2021



*D J Whalen*  
Name: D J Whalen  
Notary Public in, and for the State of Washington  
Residing at: Sammamish  
My appointment expires: 10-29-25

State of WASHINGTON  
County of KING

I certify that I know or have satisfactory evidence that Cody Brehmeyer 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: 12-29-2021



*D J Whalen*  
Name: D J Whalen  
Notary Public in, and for the State of Washington  
Residing at: Sammamish  
My appointment expires: 10-29-25

**EXHIBIT "A" - CONTINUED****SPECIAL EXCEPTIONS:**

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 22, 2013  
Recording No.: 201308220077

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 PLD 1 Homeowners Association, its successors and assigns  
Recording Date: January 19, 2007  
Recording No.: 200701190117

Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road and the terms and conditions thereof.

Recording Date: January 19, 2007  
Recording No.: 200701190118

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

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."

**EXHIBIT "A" - CONTINUED****SPECIAL EXCEPTIONS:**

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

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: March 23, 2007

Recording No.: 200705230184

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007

Recording No.: 200705200115

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

**EXHIBIT "A"**

**SPECIAL EXCEPTIONS:**

Mound Fill System Installation Conditional Agreement and the terms and conditions thereof.

Recording Date: August 31, 1987  
Recording No.: 870831002

Agreement and the terms and conditions thereof:

Executed by: Arnold P. Libby and AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103

Agreement and the terms and conditions thereof:

Executed by: Lee M. Utke, and Cedar Heights, LLC  
Recording Date: November 22, 2005  
Recording No.: 200511220026

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 22, 2006  
Recording No.: 200605220168  
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 22, 2006  
Recording No.: 200605220169  
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 22, 2006  
Recording No.: 200605220170  
Affects: Portion of said premises